

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0163.2A**Z.A.P. DATE:** October 16, 2018**SUBDIVISION NAME:** Whisper Valley Village 1, Phase 2 Final Plat**AREA:** 54.55 acres**LOT(S):** 283 total lots**OWNER/APPLICANT:** Club Deal 120, LP (D. Gilliland/Adam Moore)**AGENT:** Land Dev Consulting LLC
(Judd Willmann)**ADDRESS OF SUBDIVISION:** E. Braker Lane at Pertichor**GRIDS:** T-24**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** N/A**PROPOSED LAND USE:** 267 Single Family Residential lots, 16 other lots for Park/Open Space/Drainage/Joint Use/PUE, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Whisper Valley Village 1 Phase 2 Final Plat. The plat is composed of 283 total lots on 54.55 acres, proposing 267 single family residential lots and 16 other lots for park/open space/detention/joint use/PUE and approximately 9738 linear feet of right-of-way/streets. Water and wastewater will be provided by the City of Austin. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sue Welch, Travis County TNR
Email address: Sue.Welch@traviscountytx.gov**PHONE:** (512) 854-7637

WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT

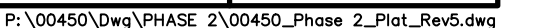
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

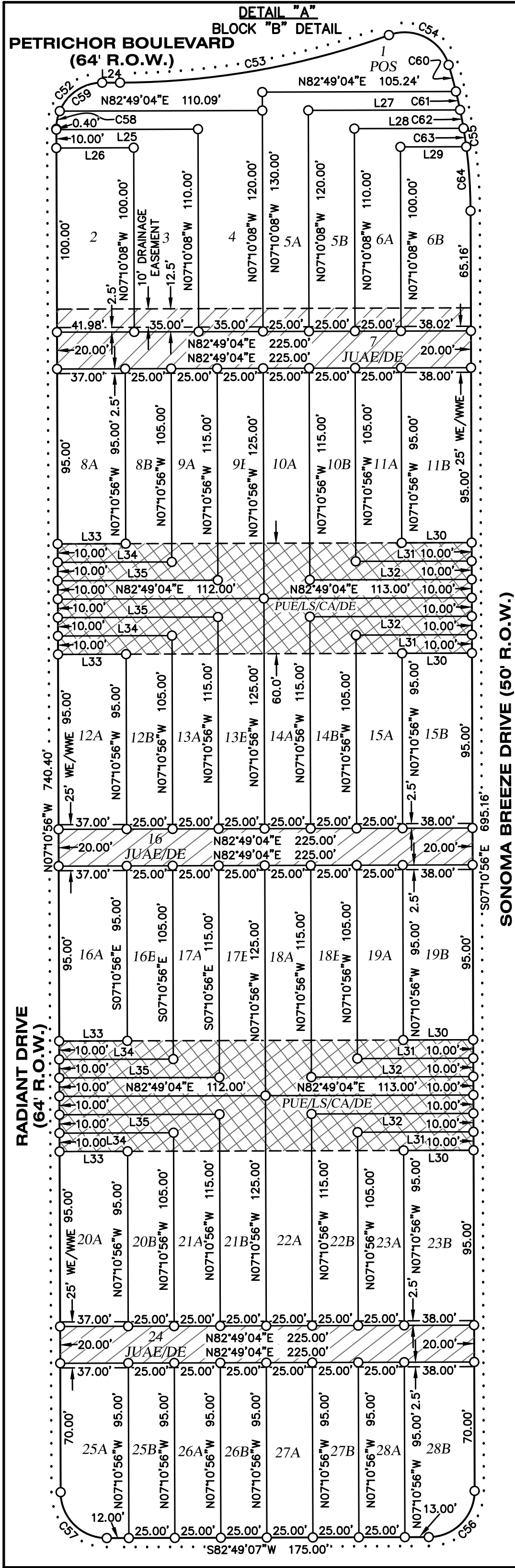
**WHISPER VALLEY
VILLAGE 1, PHASE 2
FINAL PLAT
City of Austin, Travis
County, Texas**

 4WARD <i>Land Surveying</i> <small>A Limited Liability Company</small> PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/8/2018
	Project:	00450
	Scale:	1" = 50'
	Reviewer:	JSW
	Tech:	JLP
	Field Crew:	CR/CA
	Survey Date:	AUG. 2016
Sheet:	1 OF 7	

A 283 LOT SUBDIVISION
CONSISTING OF
54.5482 ACRES



P:\00450\Dwg\PHASE 2\00450_Phase 2_Plat_Rev5.dwg



BLOCK A – AREA SUMMARY		
LOT 1 SINGLE FAMILY	0.2343 ACRE(S)	
LOT 2 SINGLE FAMILY	0.1836 ACRE(S)	
LOT 3 SINGLE FAMILY	0.2077 ACRE(S)	
LOT 4 SINGLE FAMILY	0.2156 ACRE(S)	
LOT 5 SINGLE FAMILY	0.2785 ACRE(S)	
LOT 6 POS	0.5697 ACRE(S)	
LOT 7 – JUAE/PUE/DE	0.0618 ACRE(S)	
TOTAL	1.7512 ACRE(S)	

BLOCK B – AREA SUMMARY		
LOT 1 POS	0.0950 ACRE(S)	
LOT 2 SINGLE FAMILY	0.0964 ACRE(S)	
LOT 3 SINGLE FAMILY	0.1140 ACRE(S)	
LOT 4 SINGLE FAMILY	0.0980 ACRE(S)	
LOT 5A SINGLE FAMILY	0.0933 ACRE(S)	
LOT 5B SINGLE FAMILY	0.0823 ACRE(S)	
LOT 6A SINGLE FAMILY	0.0712 ACRE(S)	
LOT 6B SINGLE FAMILY	0.0867 ACRE(S)	
LOTS 7, 16, 24 JUAE/DE 20' ALLEY	0.1033 ACRE(S)	
LOTS 8A, 12A, 16A, 20A SINGLE FAMILY	0.0807 ACRE(S)	
LOTS 8B, 12B, 16B, 20B SINGLE FAMILY	0.0688 ACRE(S)	
LOTS 9A, 13A, 21A, 17A SINGLE FAMILY	0.0802 ACRE(S)	
LOTS 9B, 13B, 17B, 21B SINGLE FAMILY	0.0917 ACRE(S)	
LOTS 10A, 14A, 18A, 22A SINGLE FAMILY	0.0919 ACRE(S)	
LOTS 10B, 14B, 18B, 22B SINGLE FAMILY	0.0805 ACRE(S)	
LOTS 11A, 15A, 19A, 23A SINGLE FAMILY	0.0690 ACRE(S)	
LOTS 11B, 15B, 19B, 23B SINGLE FAMILY	0.0829 ACRE(S)	
LOT 25A SINGLE FAMILY	0.0776 ACRE(S)	
LOTS 25B, 26A, 26B, 27A, 27B, 28A SINGLE FAMILY	0.0545 ACRE(S)	
LOT 28B SINGLE FAMILY	0.0798 ACRE(S)	
TOTAL	4.1140 ACRE(S)	

BLOCK C – AREA SUMMARY		
LOT 1 SINGLE FAMILY	0.0837 ACRE(S)	
LOT 2 SINGLE FAMILY	0.0741 ACRE(S)	
LOT 3 SINGLE FAMILY	0.0749 ACRE(S)	
LOT 4 SINGLE FAMILY	0.0718 ACRE(S)	
LOT 5 SINGLE FAMILY	0.0734 ACRE(S)	
LOT 6 SINGLE FAMILY	0.0775 ACRE(S)	
LOT 7 SINGLE FAMILY	0.0783 ACRE(S)	
LOT 8 SINGLE FAMILY	0.0790 ACRE(S)	
LOT 9 SINGLE FAMILY	0.0798 ACRE(S)	
LOT 10 SINGLE FAMILY	0.0805 ACRE(S)	
LOT 11 SINGLE FAMILY	0.0813 ACRE(S)	
LOT 12 SINGLE FAMILY	0.0782 ACRE(S)	
LOT 13 SINGLE FAMILY	0.0798 ACRE(S)	
LOT 14 SINGLE FAMILY	0.0840 ACRE(S)	
LOT 15 SINGLE FAMILY	0.1088 ACRE(S)	
LOT 16 SINGLE FAMILY	0.1227 ACRE(S)	
LOT 17 SINGLE FAMILY	0.1394 ACRE(S)	
LOT 18 SINGLE FAMILY	0.1109 ACRE(S)	
LOT 19 SINGLE FAMILY	0.1755 ACRE(S)	
LOT 20 P OPEN SPACE	0.1431 ACRE(S)	
LOT 21 SINGLE FAMILY	0.0720 ACRE(S)	
LOTS 22–26, 29–34 SINGLE FAMILY	0.0723 ACRE(S)	
LOTS 27–28 SINGLE FAMILY	0.0687 ACRE(S)	
LOT 35 SINGLE FAMILY	0.0805 ACRE(S)	
LOT 36 JUAE/PUE/DE 20' ALLEY	0.4949 ACRE(S)	
TOTAL	3.4768 ACRE(S)	

BLOCK D – AREA SUMMARY		
LOT 1 SINGLE FAMILY	0.0784 ACRE(S)	
LOTS 2–7, 10–15, 34–38, 41–46, 49 SINGLE FAMILY	0.0723 ACRE(S)	
LOTS 8, 9, 16, 39, 40, 47, 48 SINGLE FAMILY	0.0687 ACRE(S)	
LOT 17 SINGLE FAMILY	0.0702 ACRE(S)	
LOT 18 SINGLE FAMILY	0.0810 ACRE(S)	
LOT 19 SINGLE FAMILY	0.0864 ACRE(S)	
LOT 20 SINGLE FAMILY	0.0857 ACRE(S)	
LOT 21 SINGLE FAMILY	0.0852 ACRE(S)	
LOT 22 SINGLE FAMILY	0.0882 ACRE(S)	
LOT 23 SINGLE FAMILY	0.0793 ACRE(S)	
LOT 24 SINGLE FAMILY	0.0828 ACRE(S)	
LOT 25 SINGLE FAMILY	0.1302 ACRE(S)	
LOT 26 SINGLE FAMILY	0.1130 ACRE(S)	
LOT 27 SINGLE FAMILY	0.1495 ACRE(S)	
LOT 28 SINGLE FAMILY	0.1556 ACRE(S)	
LOT 29 SINGLE FAMILY	0.1343 ACRE(S)	
LOT 30 SINGLE FAMILY	0.1948 ACRE(S)	
LOT 31 SINGLE FAMILY	0.1062 ACRE(S)	
LOT 32 SINGLE FAMILY	0.0710 ACRE(S)	
LOT 33 SINGLE FAMILY	0.0728 ACRE(S)	
LOT 50 SINGLE FAMILY	0.0794 ACRE(S)	
LOT 51 JUAE/PUE/DE 20' ALLEY	0.7003 ACRE(S)	
TOTAL	4.8604 ACRE(S)	

BLOCK E – AREA SUMMARY		
LOT 1 SINGLE FAMILY	0.1369 ACRE(S)	
LOTS 2–15 SINGLE FAMILY	0.1377 ACRE(S)	
LOT 16 SINGLE FAMILY	0.1381 ACRE(S)	
LOT 17 SINGLE FAMILY	0.2224 ACRE(S)	
LOT 18 POS	0.0635 ACRE(S)	
LOT 19 POS	1.8588 ACRE(S)	
TOTAL	4.3480 ACRE(S)	

BLOCK F – AREA SUMMARY		
LOT 1 SINGLE FAMILY	0.2351 ACRE(S)	
LOT 2 SINGLE FAMILY	0.1868 ACRE(S)	
LOT 3 SINGLE FAMILY	0.1649 ACRE(S)	
LOT 4 SINGLE FAMILY	0.1460 ACRE(S)	
LOT 5 SINGLE FAMILY	0.1405 ACRE(S)	
LOT 6 SINGLE FAMILY	0.1410 ACRE(S)	
LOT 7 SINGLE FAMILY	0.1415 ACRE(S)	
LOT 8 SINGLE FAMILY	0.1419 ACRE(S)	
LOT 9 SINGLE FAMILY	0.1424 ACRE(S)	
LOT 10 SINGLE FAMILY	0.1428 ACRE(S)	
LOT 11 SINGLE FAMILY	0.1433 ACRE(S)	
LOT 12 SINGLE FAMILY	0.1438 ACRE(S)	
LOT 13 SINGLE FAMILY	0.1442 ACRE(S)	
LOT 14 SINGLE FAMILY	0.1447 ACRE(S)	
LOT 15 SINGLE FAMILY	0.1452 ACRE(S)	
LOT 16 SINGLE FAMILY	0.1492 ACRE(S)	
LOT 17 SINGLE FAMILY	0.1544 ACRE(S)	
LOT 18 SINGLE FAMILY	0.2245 ACRE(S)	
LOT 19 SINGLE FAMILY	0.3094 ACRE(S)	
LOT 20 SINGLE FAMILY	0.1857 ACRE(S)	
LOT 21 SINGLE FAMILY	0.1573 ACRE(S)	
LOTS 22–23 SINGLE FAMILY	0.1645 ACRE(S)	
LOT 24 SINGLE FAMILY	0.1642 ACRE(S)	
LOT 25 POS	0.0400 ACRE(S)	
LOT 26 DE	0.6418 ACRE(S)	
TOTAL	4.6777 ACRE(S)	

BLOCK G – AREA SUMMARY		
LOT 1 POS	0.0330 ACRE(S)	
LOT 2 SINGLE FAMILY	0.1375 ACRE(S)	
LOTS 3–7 SINGLE FAMILY	0.6885 ACRE(S)	
LOT 8 SINGLE FAMILY	0.1562 ACRE(S)	
LOT 9 SINGLE FAMILY	0.1558 ACRE(S)	
LOT 10 SINGLE FAMILY	0.1570 ACRE(S)	
LOT 11 SINGLE FAMILY	0.1579 ACRE(S)	
LOT 12 SINGLE FAMILY	0.1673 ACRE(S)	
LOT 13 POS	2.9388 ACRE(S)	
TOTAL	4.5920 ACRE(S)	

BLOCK H – AREA SUMMARY		
LOT 1, 43 SINGLE FAMILY	0.1520 ACRE(S)	
LOTS 2–8, 37–42 SINGLE FAMILY	0.1410 ACRE(S)	
LOT 9 SINGLE FAMILY	0.1708 ACRE(S)	
LOT 10 SINGLE FAMILY	0.1750 ACRE(S)	
LOT 11 SINGLE FAMILY	0.1921 ACRE(S)	
LOTS 12–21, 24–32 SINGLE FAMILY	0.1377 ACRE(S)	
LOT 22 SINGLE FAMILY	0.2125 ACRE(S)	
LOT 23 SINGLE FAMILY	0.1660 ACRE(S)	
LOT 33 SINGLE FAMILY	0.1575 ACRE(S)	
LOT 34 SINGLE FAMILY	0.1872 ACRE(S)	
LOT 35 SINGLE FAMILY	0.1906 ACRE(S)	
LOT 36 SINGLE FAMILY	0.1723 ACRE(S)	
TOTAL	6.3776 ACRE(S)	

BLOCK I – AREA SUMMARY		
LOTS 1, 36 SINGLE FAMILY	0.1520 ACRE(S)	
LOTS 2–7, 32–35 SINGLE FAMILY	0.1410 ACRE(S)	
LOT 8 SINGLE FAMILY	0.1792 ACRE(S)	
LOT 9 SINGLE FAMILY	0.1966 ACRE(S)	
LOTS 10–18, 21–27 SINGLE FAMILY	0.1377 ACRE(S)	
LOTS 19, 20 SINGLE FAMILY	0.1484 ACRE(S)	
LOT 28 SINGLE FAMILY	0.1385 ACRE(S)	
LOT 29 SINGLE FAMILY	0.2451 ACRE(S)	
LOT 30 SINGLE FAMILY	0.2253 ACRE(S)	
LOT 31 SINGLE FAMILY	0.1506 ACRE(S)	
TOTAL	5.3497 ACRE(S)	

BLOCK J – AREA SUMMARY		
LOT 1 POS	3.2639 ACRE(S)	
TOTAL	3.2639 ACRE(S)	

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "WARD-5811" CAP SET
	IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "WARD-5811" CAP SET IN CONCRETE
	BENCHMARK
	CALCULATED POINT
	60D NAIL FOUND
	SURVEY CONTROL POINT
	FUTURE USPS CLUSTER MAILBOX LOCATION
	PUBLIC UTILITY EASEMENT
	JOINT USE ACCESS EASEMENT
	PRIVATE OPEN SPACE
	LANDSCAPE
	COMMUNITY AMENITY
	PARKLAND
	DRAINAGE EASEMENT
	WATER QUALITY
	DOCUMENT NUMBER
	RIGHT-OF-WAY
	FACE OF CURB
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	(.....) RECORD INFORMATION PER DOC. NO. 1999120186
	{.....} RECORD INFORMATION PER DOC. NO. 2006152076
	[.....] RECORD INFORMATION PER PLAT. NO. 201500024
	PUE/LS/CA/DE
	JUAE/DE 20' ALLEY
	JUAE/PUE/DE
	JUAE
 PROPOSED SIDEWALK

AREA AND LOT TABLE			
BLOCK A	1.7512 ACRES	7 LOTS	
BLOCK B	4.1140 ACRES	51 LOTS	
BLOCK C	3.4768 ACRES	36 LOTS	
BLOCK D	4.8603 ACRES	51 LOTS	
BLOCK E	4.3480 ACRES	19 LOTS	
BLOCK F	4.6777 ACRES	26 LOTS	
BLOCK G	4.5920 ACRES	13 LOTS	
BLOCK H	6.3776 ACRES	43 LOTS	
BLOCK I	5.3497 ACRES	36 LOTS	
BLOCK J	3.2639 ACRES	1 LOT	
TOTAL	42.8112 ACRES	283 LOTS	

STREET – AREA SUMMARY				
PETRICHOR BOULEVARD	0.6079 ACRE(S)	407.6 LF	64' ROW	44' FOC–FOC
EVENING CANOPY STREET	1.4239 ACRE(S)	1,259.4 LF	50' ROW	28' FOC–FOC
ELOQUENCE DRIVE	1.1830 ACRE(S)	1,101.1 LF	50' ROW	28' FOC–FOC
GRAPEVINE LEAF DRIVE	1.2830 ACRE(S)	1,187.4 LF	50' ROW	28' FOC–FOC
MORNING IRIS DRIVE	0.9628 ACRE(S)	908.4 LF	50' ROW	28' FOC–FOC
ADORO DRIVE	2.9321 ACRE(S)	2,299.0 LF	ROW VARIES	FOC VARIES
CAREFREE DAY DRIVE	0.1698 ACRE(S)	164.5 LF	50' ROW	28' FOC–FOC
SONOMA BREEZE DRIVE	1.0330 ACRE(S)	895.4 LF	50' ROW	28' FOC–FOC
RADIANT DRIVE	1.9244 ACRE(S)	1,347.5 LF	64' ROW	44' FOC–FOC
DEMURE DRIVE	0.2171 ACRE(S)	168.3 LF	64' ROW	44' FOC–FOC
TOTAL	11.7370 ACRE(S)	9,738.6 LF		

WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT

City of Austin, Travis County, Texas

C8J-2016-0163.2A



A 283 LOT SUBDIVISION
CONSISTING OF
54.5482 ACRES

PO Box 90876, Austin Texas 78709
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TBPLS FIRM #10174300

Date:	10/8/2018
Project:	00450
Scale:	1" = 50'
Reviewer:	JSW
Tech:	JLP
Field Crew:	CR/CA
Survey Date:	AUG. 2016
Sheet:	4 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S59°30'29"E	27.01'
L2	S58°36'18"W	50.00'
L3	N27°50'14"W	54.16'
L4	S62°09'46"W	50.00'
L5	S27°50'14"E	57.25'
L6	S84°35'59"W	64.00'
L7	S82°52'24"W	77.65'
L8	N05°39'34"W	121.37'
L9	N05°39'34"W	120.00'
L10	N27°50'14"W	140.29'
L11	N28°23'53"E	118.34'
L12	N58°36'18"E	41.81'
L13	N28°23'53"E	119.32'
L14	N07°10'56"W	126.83'
L15	N88°25'44"E	128.29'
L16	S76°14'58"E	127.32'
L17	N01°54'32"W	122.59'
L18	N05°32'50"E	126.37'
L19	N13°00'13"E	121.38'
L20	N20°27'36"E	124.69'
L21	N28°23'53"E	120.01'
L22	N28°23'53"E	120.00'
L23	N28°23'53"E	116.93'
L24	N82°52'24"E	9.69'
L25	S82°49'04"W	77.00'
L26	S82°49'04"W	42.00'
L27	N82°49'04"E	82.47'
L28	N82°49'04"E	59.32'
L29	N82°49'04"E	35.78'
L30	N82°49'04"E	38.00'
L31	N82°49'04"E	63.00'
L32	N82°49'04"E	88.00'
L33	S82°49'04"W	37.00'
L34	S82°49'04"W	62.00'
L35	S82°49'04"W	87.00'
L36	N05°24'01"W	119.40'
L37	S84°20'18"W	245.62'
L38	N33°22'12"E	101.81'
L39	S84°19'33"W	37.98'
L40	N07°10'49"W	63.74'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N07°10'49"W	104.01'
L42	N07°10'49"W	105.19'
L43	N03°05'06"E	109.99'
L44	N15°54'19"E	117.50'
L45	N28°23'17"E	120.71'
L46	S61°36'07"E	88.58'
L47	N61°43'09"W	66.69'
L48	N05°24'01"W	150.00'
L49	S84°20'16"W	199.91'
L50	S05°39'34"E	50.00'
L51	N05°39'34"W	91.98'
L52	N06°35'12"W	90.01'
L53	S82°49'04"W	27.39'
L54	S07°10'56"E	41.96'
L55	S07°10'56"E	26.97'
L56	S82°49'04"W	62.39'
L57	N05°39'34"W	87.97'
L58	S07°10'53"E	61.88'
L59	S84°20'18"W	230.08'
L60	N07°10'53"W	55.78'
L61	N07°10'53"W	96.05'
L62	N07°10'53"W	96.98'
L63	N07°10'53"W	97.91'
L64	N07°10'53"W	98.84'
L65	N07°10'53"W	99.77'
L66	N07°10'53"W	100.70'
L67	N07°10'53"W	101.63'
L68	S07°10'53"E	53.92'
L69	N22°03'41"E	123.77'
L70	S84°20'18"W	107.10'
L71	N07°10'53"W	93.66'
L72	N07°10'53"W	92.73'
L73	N07°10'53"W	91.80'
L74	N28°23'53"E	18.52'
L75	S28°23'53"W	53.24'
L76	S07°10'56"E	11.99'
L77	N22°25'40"W	12.17'
L78	S22°22'54"E	27.21'
L80	N05°39'34"W	90.00'
L81	N05°39'34"W	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L82	S28°23'53"W	26.83'
L83	S84°20'26"W	9.75'
L84	N05°39'34"W	50.00'
L85	S05°39'34"E	50.00'
L86	S84°20'26"W	230.00'
L87	N05°39'34"W	50.00'
L88	S05°39'34"E	50.00'
L89	S84°20'26"W	244.80'
L90	N05°39'34"W	90.00'
L91	N21°57'02"W	90.09'
L92	N31°39'11"W	90.08'
L93	N41°20'59"W	90.06'
L94	N53°11'16"W	90.00'
L95	N61°36'07"W	90.00'
L96	N60°27'38"W	140.80'
L97	N60°34'51"W	142.36'
L98	N52°06'38"W	144.16'
L99	N42°05'21"W	141.20'
L100	N36°03'22"W	134.81'
L101	N06°18'53"W	119.03'
L102	S28°23'53"W	26.78'
L103	N84°20'26"E	24.80'
L104	N07°10'56"W	50.00'
L105	N05°39'34"W	53.02'
L106	S84°20'26"W	184.75'
L107	S05°39'34"E	50.00'
L108	N05°39'34"W	50.00'
L109	S84°20'26"W	230.00'
L110	S05°39'34"E	50.00'
L111	N05°39'34"W	50.00'
L112	S84°20'26"W	70.11'
L113	N07°10'56"W	122.81'
L114	N04°19'29"W	125.85'
L115	N08°09'24"E	143.96'
L116	N12°48'52"E	113.63'
L117	N28°23'53"E	120.00'
L118	N28°23'53"E	122.55'
L119	S10°54'15"W	0.34'
L120	S28°23'53"W	114.52'
L121	N03°21'07"E	119.51'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L122	N18°04'15"E	116.79'
L123	N01°55'54"E	129.61'
L124	N10°57'57"E	139.93'
L125	N28°23'53"E	140.26'
L126	N28°23'53"E	143.33'
L127	N28°23'53"E	122.50'
L128	N52°04'22"E	133.80'
L129	S87°34'59"W	156.50'
L130	N61°36'07"W	128.15'
L131	N61°36'07"W	134.09'
L132	N61°36'07"W	127.12'
L133	N61°36'07"W	126.26'
L134	N61°36'07"W	125.85'
L135	N61°36'07"W	125.45'
L136	N61°36'07"W	125.05'
L137	N61°36'07"W	124.65'
L138	N61°36'07"W	124.24'
L139	N61°36'07"W	123.84'
L140	N61°36'07"W	123.44'
L141	N61°36'07"W	123.04'
L142	N61°36'07"W	122.63'
L143	N61°36'07"W	122.23'
L144	N57°35'21"W	122.88'
L145	N49°12'54"W	131.88'
L146	N40°50'28"W	151.62'
L147	S84°20'18"W	27.75'
L148	S59°30'29"E	124.74'
L149	S36°49'17"E	76.75'
L150	S28°23'53"W	18.52'
L151	N28°23'53"E	120.62'
L152	N27°50'14"W	118.09'
L153	S05°24'01"E	95.11'
L154	S05°24'01"E	7.52'
L155	N82°54'58"E	64.00'
L156	N82°49'09"E	50.00'
L157	N07°10'56"W	50.00'
L158	S07°10'56"E	50.00'
L159	S61°36'07"E	64.00'
L160	N28°23'53"E	50.00'
L161	S61°36'07"E	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L162	S28°23'53"W	50.00'
L163	N61°36'07"W	50.00'
L164	N62°09'46"E	50.00'
L165	S05°39'34"E	50.00'
L167	N05°08'29"W	50.00'
L168	S05°39'34"E	50.00'
L169	N07°01'36"W	50.00'
L170	N07°10'53"W	50.00'
L171	S05°39'34"E	70.13'
L172	S61°36'07"E	200.76'
L174	N84°20'26"E	35.00'
L175	N61°43'33"W	94.06'

WHISPER VALLEY
VILLAGE 1, PHASE 2
FINAL PLAT
City of Austin,
Travis County, Texas



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/8/2018

Project: 00450

Scale: 1" = 100'

Reviewer: JSW

Tech: JLP

Field Crew: CR/CA

Survey Date: AUG. 2016

Sheet: 5 OF 7

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	219.20'	1,023.00'	12°16'37"	N11°47'40"W	218.78'
C2	39.16'	25.00'	89°44'28"	N39°28'13"E	35.28'
C3	52.09'	1,961.00'	1°31'19"	N06°25'16"W	52.09'
C4	39.25'	25.00'	89°56'43"	N52°09'15"W	35.34'
C5	15.08'	25.00'	34°33'04"	N44°19'35"W	14.85'
C6	27.66'	368.00'	4°18'23"	S51°01'31"W	27.65'
C7	25.88'	25.00'	59°19'09"	N20°46'21"E	24.74'
C8	64.51'	432.00'	8°33'20"	N46°09'16"E	64.45'
C9	39.38'	25.00'	90°15'32"	N50°31'47"W	35.44'
C10	39.16'	25.00'	89°44'28"	S39°28'13"W	35.28'
C11	79.21'	325.00'	13°57'53"	S77°21'30"W	79.02'
C12	35.69'	25.00'	81°47'12"	N68°43'50"W	32.73'
C13	29.89'	325.00'	5°16'09"	N81°42'22"E	29.88'
C14	35.69'	25.00'	81°47'12"	N13°03'22"E	32.73'
C15	144.94'	325.00'	25°33'06"	N41°10'26"E	143.74'
C16	81.24'	325.00'	14°19'18"	N21°14'14"E	81.03'
C17	19.88'	25.00'	45°33'53"	N36°51'32"E	19.36'
C18	147.86'	50.00'	169°25'59"	N25°04'31"W	99.58'
C19	21.03'	25.00'	48°11'23"	N85°41'49"W	20.41'
C20	39.27'	25.00'	90°00'00"	N16°36'07"W	35.36'
C21	26.75'	25.00'	61°18'53"	N02°15'34"W	25.50'
C22	12.52'	25.00'	28°41'07"	N47°15'34"W	12.39'
C23	21.48'	50.00'	24°36'41"	N82°30'51"E	21.31'
C24	41.24'	50.00'	47°15'11"	S61°33'13"E	40.08'
C25	30.99'	50.00'	35°30'36"	S20°10'19"E	30.49'
C26	35.17'	50.00'	40°17'57"	S17°43'57"W	34.45'
C27	18.99'	50.00'	21°45'33"	S48°45'42"W	18.87'
C28	13.51'	325.00'	2°22'53"	S15°16'02"W	13.51'
C29	50.48'	325.00'	8°53'58"	S20°54'28"W	50.43'
C30	17.25'	325.00'	3°02'26"	S26°52'40"W	17.24'
C31	22.76'	325.00'	4°00'47"	S30°24'16"W	22.76'
C32	47.50'	325.00'	8°22'26"	S36°35'53"W	47.46'
C33	47.50'	325.00'	8°22'26"	S44°58'19"W	47.46'
C34	27.17'	325.00'	4°47'27"	S51°33'15"W	27.17'
C35	39.27'	25.00'	90°00'00"	N73°23'53"E	35.36'
C36	226.66'	365.00'	35°34'48"	S79°23'31"E	223.04'
C37	39.27'	25.00'	90°00'00"	S52°10'56"E	35.36'
C38	110.20'	325.00'	19°25'42"	S16°53'47"E	109.68'
C39	7.73'	25.00'	17°43'25"	S17°44'56"E	7.70'
C40	33.59'	365.00'	5°16'23"	N85°27'16"E	33.58'
C41	47.50'	365.00'	7°27'23"	S88°10'51"E	47.47'
C42	47.50'	365.00'	7°27'23"	S80°43'28"E	47.47'
C43	47.50'	365.00'	7°27'23"	S73°16'06"E	47.47'
C44	47.50'	365.00'	7°27'23"	S65°48'43"E	47.47'
C45	3.07'	365.00'	0°28'54"	S61°50'34"E	3.07'
C46	12.52'	25.00'	28°41'07"	S75°56'41"E	12.39'
C47	26.75'	25.00'	61°18'53"	N59°03'19"E	25.50'
C48	190.72'	368.00'	29°41'41"	N68°01'33"E	188.60'
C49	16.09'	25.00'	36°52'12"	S24°05'39"E	15.81'
C50	16.09'	25.00'	36°52'12"	S12°46'32"W	15.81'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C51	16.09'	25.00'	36°52'12"	S24°05'39"E	15.81'
C52	39.29'	25.00'	90°03'17"	N37°50'45"E	35.37'
C53	149.16'	432.00'	19°46'57"	N72°58'55"E	148.42'
C54	40.57'	25.00'	92°58'33"	S70°25'17"E	36.26'
C55	80.40'	275.00'	16°45'04"	S15°33'28"E	80.11'
C56	39.27'	25.00'	90°00'02"	S37°49'06"W	35.36'
C57	39.27'	25.00'	89°59'58"	N52°10'54"W	35.36'
C58	9.85'	25.00'	22°34'59"	N04°06'37"E	9.79'
C59	29.44'	25.00'	67°28'18"	N49°08'15"E	27.77'
C60	14.94'	275.00'	3°06'46"	S22°22'37"E	14.94'
C61	10.25'	275.00'	2°08'05"	S19°45'12"E	10.25'
C62	10.17'	275.00'	2°07'07"	S17°37'35"E	10.17'
C63	10.11'	275.00'	2°06'21"	S15°30'51"E	10.11'
C64	34.94'	275.00'	7°16'45"	S10°49'18"E	34.91'
C65	39.38'	25.00'	90°15'32"	N50°31'47"W	35.44'
C66	49.93'	325.00'	8°48'06"	S88°38'53"W	49.88'
C67	31.45'	2,025.00'	0°53'23"	N06°06'05"W	31.45'
C68	38.99'	25.00'	89°21'52"	N38°08'11"E	35.16'
C69	49.77'	325.00'	8°46'28"	N82°33'50"W	49.72'
C70	170.77'	275.00'	35°34'46"	S79°23'30"E	168.04'
C71	49.73'	325.00'	8°46'02"	N73°47'35"W	49.68'
C72	39.27'	25.00'	89°59'57"	S16°36'07"E	35.36'
C73	151.34'	155.00'	55°56'34"	S56°22'10"W	145.40'
C74	21.05'	49.73'	24°15'01"	N49°39'09"W	20.89'
C75	71.07'	120.00'	33°56'00"	N78°41'34"W	70.04'
C76	38.61'	25.00'	88°28'45"	N51°25'11"W	34.88'
C77	34.93'	120.00'	16°40'41"	S83°38'14"E	34.81'
C78	28.43'	120.00'	13°34'20"	S68°30'44"E	28.36'
C79	7.71'	120.00'	3°41'00"	N86°10'56"E	7.71'
C80	20.23'	100.00'	11°35'25"	N89°51'51"W	20.19'
C81	57.90'	275.00'	12°03'51"	N67°38'03"W	57.80'
C82	59.76'	275.00'	12°27'00"	N79°53'28"W	59.64'
C83	53.11'	275.00'	11°03'55"	S88°21'04"W	53.03'
C84	16.09'	25.00'	36°52'12"	N46°49'59"E	15.81'
C85	40.21'	25.00'	92°09'31"	N15°38'48"W	36.02'
C86	59.22'	100.00'	33°56'00"	N78°41'33"W	58.36'
C87	39.27'	25.00'	90°00'00"	S39°20'26"W	35.36'
C88	87.96'	155.00'	32°30'56"	S44°39'21"W	86.79'
C89	54.18'	155.00'	20°01'35"	S70°55'36"W	53.90'
C90	9.20'	155.00'	3°24'03"	S82°38'25"W	9.20'
C91	39.93'	25.00'	91°31'12"	S38°34'43"W	35.82'
C92	38.61'	25.00'	88°28'47"	N51°25'18"W	34.88'
C93	39.93'	25.00'	91°31'12"	S38°34'43"W	35.82'
C94	39.27'	25.00'	90°00'08"	N50°39'38"W	35.36'
C95	39.16'	25.00'	89°44'28"	N39°28'13"E	35.28'
C96	44.29'	325.00'	7°48'27"	N65°30'21"W	44.25'
C97	200.16'	205.00'	55°56'34"	N56°22'10"E	192.30'
C98	39.27'	25.00'	89°59'59"	N73°23'53"E	35.36'
C99	39.27'	25.00'	90°00'00"	S16°36'07"E	35.36'
C100	268.51'	275.00'	55°56'34"	S56°22'10"W	257.97'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C101	39.38'	25.00'	90°15'32"	N50°31'47"W	35.44'
C102	34.17'	205.00'	9°33'05"	N69°46'31"E	34.13'
C103	33.88'	205.00'	9°28'05"	N60°15'56"E	33.84'
C104	33.61'	205.00'	9°23'34"	N50°50'07"E	33.57'
C105	33.37'	205.00'	9°19'36"	N41°28'32"E	33.33'
C106	30.10'	205.00'	8°24'41"	N32°36'23"E	30.07'
C107	0.25'	205.00'	0°04'12"	N84°18'21"E	0.25'
C108	289.72'	295.00'	56°16'12"	S56°12'21"W	278.21'
C109	39.27'	25.00'	89°59'57"	N50°39'35"W	35.36'
C110	39.27'	25.00'	90°00'00"	S39°20'26"W	35.36'
C111	39.27'	25.00'	90°00'00"	N50°39'34"W	35.36'
C112	39.27'	25.00'	90°00'00"	S39°20'26"W	35.36'
C113	51.97'	295.00'	10°05'35"	S41°51'32"W	51.90'
C114	48.84'	295.00'	9°29'08"	S51°38'53"W	48.78'
C115	49.12'	295.00'	9°32'23"	S61°09'39"W	49.06'
C116	49.42'	295.00'	9°35'56"	S70°43'48"W	49.36'
C117	200.37'	315.00'	36°26'42"	S46°18'14"W	197.01'
C118	30.62'	25.00'	70°11'08"	S29°26'00"W	28.75'
C119	45.00'	295.00'	8°44'22"	N32°26'33"E	44.95'
C120	55.24'	275.00'	11°30'34"	S34°09'10"W	55.15'
C121	59.98'	275.00'	12°29'46"	S46°09'20"W	59.86'
C122	49.92'	275.00'	10°24'04"	S57°36'15"W	49.85'
C123	100.22'	275.00'	20°52'50"	S73°14'42"W	99.67'
C124	3.15'	275.00'	0°39'20"	S84°00'47"W	3.15'
C125	33.25'	315.00'	6°02'55"	S31°06'20"W	33.24'
C126	34.80'	315.00'	6°19'46"	S37°17'41"W	34.78'
C127	34.86'	315.00'	6°20'25"	S43°37'47"W	34.84'
C128	35.01'	315.00'	6°22'07"	S49°59'03"W	34.99'
C129	35.07'	315.00'	6°22'41"	S56°21'27"W	35.05'
C130	27.38'	315.00'	4°58'47"	S62°02'11"W	27.37'
C131	42.61'	25.00'	97°38'54"	N54°29'01"W	37.63'
C132	39.27'	25.00'	90°00'00"	S39°20'26"W	35.36'
C133	39.27'	25.00'	89°59'59"	N50°39'34"W	35.36'
C134	39.27'	25.00'	90°00'00"	S39°20'26"W	35.36'
C135	39.27'	25.00'	90°00'00"	N50°39'34"W	35.36'
C136	39.27'	25.00'	90°00'00"	S73°23'53"W	35.36'
C137	201.82'	325.00'	35°34'46"	N79°23'30"W	198.59'
C138	39.27'	25.00'	89°59'58"	N52°10'54"W	35.36'
C139	39.27'	25.00'	90°00'00"	N37°49'04"E	35.36'
C140	170.77'	275.00'	35°34'48"	S79°23'31"E	168.04'
C141	39.27'	25.00'	90°00'00"	S16°36'07"E	35.36'
C142	40.76'	325.00'	7°11'08"	N65°11'41"W	40.73'
C143	58.60'	325.00'	10°19'49"	N73°57'09"W	58.52'
C144	59.17'	325.00'	10°25'50"	N84°19'58"W	59.08'
C145	43.30'	325.00'	7°38'00"	S86°38'07"W	43.27'
C146	86.25'	275.00'	17°58'13"	S86°30'28"E	85.90'
C147	76.41'	275.00'	15°55'14"	S69°33'44"E	76.17'
C148	195.61'	315.00'	35°34'48"	S79°23'31"E	192.48'
C149	31.64'	25.00'	72°30'22"	S25°20'56"E	29.57'
C150	83.96'	275.00'	17°29'38"	S19°39'04"W	83.64'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C151	39.27'	25.00'	90°00'00"	S73°23'53"W	35.36'
C152	201.82'	325.00'	35°34'48"	N79°23'31"W	198.59'
C153	39.27'	25.00'	90°00'00"	N52°10'56"W	35.36'
C154	39.27'	25.00'	90°00'00"	N37°49'04"E	35.36'
C155	57.91'	315.00'	10°32'03"	N88°05'06"E	57.83'
C156	80.92'	315.00'	14°43'08"	S79°17'19"E	80.70'
C157	56.78'	315.00'	10°19'37"	S66°45'56"E	56.70'
C158	16.09'	25.00'	36°52'12"	N12°46'33"E	15.81'
C159	16.09'	25.00'	36°52'12"	N24°05'39"W	15.81'
C160	15.97'	25.00'	36°36'31"	S66°02'03"W	15.70'
C161	16.20'	25.00'	37°07'44"	N77°05'42"W	15.92'
C162	15.97'	25.00'	36°36'35"	S66°02'05"W	15.70'
C163	16.09'	25.00'	36°52'12"	S12°46'33"W	15.81'
C164	16.09'	25.00'	36°52'12"	S24°05'39"E	15.81'
C165	16.09'	25.00'	36°52'07"	N11°15'15"E	15.81'
C166	1.45'	25.00'	3°19'26"	N72°02'17"E	1.45'
C167	49.32'	325.00'	8°41'43"	N74°43'25"E	49.28'
C168	34.24'	25.00'	78°27'47"	S67°04'07"E	31.62'
C169	8.11'	325.00'	1°25'46"	S83°31'57"W	8.11'
C170	8.11'	275.00'	1°41'22"	N83°39'45"E	8.11'
C171	38.99'	100.00'	22°20'15"	N72°54'01"W	38.74'
C172	1.71'	295.00'	0°19'53"	S84°10'30"W	1.71'
C173	43.66'	295.00'	8°28'47"	S79°46'10"W	43.62'
C174	34.78'	205.00'	9°43'11"	N79°24'39"E	34.73'
C175	0.25'	315.00'	0°02'45"	N84°19'04"E	0.25'
C176	35.07'	315.00'	6°22'47"	S81°06'18"W	35.06'
C177	6.73'	315.00'	1°13'27"	S77°18'12"W	6.73'
C178	42.05'	315.00'	7°38'54"	S80°30'59"W	42.02'
C179	14.77'	25.00'	33°50'22"	S11°28'40"W	14.55'
C180	24.50'	25.00'	56°09'35"	S33°31'18"E	23.54'
C181	24.19'	25.00'	55°26'56"	S00°40'25"W	23.26'
C182	86.25'	275.00'	17°58'13"	S86°30'28"E	85.90'
C183	53.38'	275.00'	11°07'15"	S70°57'05"E	53.29'
C184	104.82'	315.00'	19°03'54"	S77°06'56"E	104.33'
C185	18.19'	275.00'	3°47'21"	N63°29'48"W	18.18'
C186	4.85'	275.00'	1°00'38"	N77°01'02"W	4.85'
C187	32.88'	315.00'	5°58'51"	N64°35'33"W	32.87'
C188	16.20'	25.00'	37°07'52"	N77°05'46"W	15.92'
C189	16.09'	25.00'	36°52'12"	N25°36'59"W	15.81'
C190	16.09'	25.00'	36°52'12"	N11°15'13"E	15.81'
C191	16.09'	25.00'	36°52'12"	N25°36'59"W	15.81'
C193	84.12'	340.50'	14°09'17"	N72°07'22"E	83.91'
C194	95.09'	355.50'	15°19'34"	S75°09'17"W	94.81'
C195	98.49'	368.00'	15°20'04"	N75°12'22"E	98.20'
C196	14.49'	368.00'	4°15'24"	N66°24'38"E	14.49'
C197	29.21'	368.00'	4°32'54"	N63°00'29"E	29.21'
C198	48.53'	368.00'	7°33'19"	N56°57'22"E	48.49'
C199	14.02'	25.00'	32°08'05"	S53°40'57"E	13.84'
C200	16.09'	25.00'	36°52'12"	S12°46'33"W	15.81'
C201	16.09'	25.00'	36°52'12"	S24°05'39"E	15.81'

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS: THAT CLUB DEAL 120 WHISPER VALLEY, L.P., A TEXAS GENERAL PARTNERSHIP, BY TAURUS OF TEXAS ACTING BY AND THROUGH DOUGLAS GILLILAND, BEING OWNER OF THAT 54.5482 ACRES OUT OF THE OLIVER BUCKMAN SURVEY NO 40. ABSTRACT NO. 60 SITUATED IN IN TRAVIS COUNTY, TEXAS, SAID 54.5482 ACRES BEING A PORTION OF THAT CERTAIN REMAINDER OF 548.08 ACRE TRACT AND THAT CERTAIN 72.50 ACRE TRACT BOTH CONVEYED TO CLUB DEAL 120 WHISPER VALLEY LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2006152076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 54.5482 ACRES OF LAND PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE CODE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS

"WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENT PREVIOUSLY GRANTED BUT NOT RELEASED.

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

DOUGLAS GILLILAND
CLUB DEAL 120 WHISPER VALLEY L.P.
C/O TAURUS OF TEXAS
9285 HUNTINGTON SQUARE
NORTH RICHLAND HILLS, TEXAS 76180

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017,

BY _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
IN AND FOR THE STATE OF TEXAS


FLOOD PLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0495J, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

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

ENGINEER'S CERTIFICATION:


I, JUDD T. WILLMANN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND PUD ORDINANCE #201000826--066. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


JUDD T. WILLMANN
TEXAS REGISTRATION NO. 90356
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
10/8/2018
DATE



SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND PUD ORDINANCE #201000826--066. THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.


STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
10/8/2018
DATE



PLAT NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM
- 2) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 3) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 4) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW.
- 5) PROPERTY OWNER AND HIS/OR HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 7) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: PETRICHOR BOULEVARD, RADIANT DRIVE, SONOMA BREEZE DRIVE, EVENING CANOPY DRIVE, ELOQUENCE DRIVE, GRAPEVINE LEAF DRIVE, MORNING IRIS DRIVE, ADORO DRIVE, CAREFREE DAY DRIVE, DEMURE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY..

PLAT NOTES CONTINUED

- 8) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. AS MODIFIED BY CITY OF AUSTIN ORDINANCE NO. 20100826--066.
- 9) THE OWNER OF THIS SUBDIVISION, AND THE OWNER'S SUCCESSORS AND ASSIGNS, ARE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 10) BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30--5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 11) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 12) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- 13) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- 14) PRIOR TO ANY DEVELOPMENT, A PERMIT IS REQUIRED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 15) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OR OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENTS BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN. DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 16) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN AND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 17) ALL LOTS SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- 18) THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS.
- 19) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
- 20) ALL NON--RESIDENTIAL LOTS ARE RESTRICTED TO NON--RESIDENTIAL USES, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE NON RESIDENTIAL LOTS WHICH WILL BE MAINTAINED BY THE HOA ARE LISTED BELOW:
BLOCK A, LOT 6, BLOCK A, LOT 7, BLOCK B, LOTS 1, 7, 16 AND 24, BLOCK C, LOT 36, BLOCK D, LOT 51, BLOCK E, LOT 19, BLOCK, BLOCK F, LOTS 25 AND 26, BLOCK G, LOTS 1 AND 13, BLOCK J, LOT 1.
- 21) WATER/WASTEWATER PROVIDED BY AUSTIN WATER UTILITY. ELECTRIC PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE
- 22) PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO THE PUD ORDINANCE NO. 20100826--06 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT. 6.849 ACRES OF PRIVATE OPEN SPACE LOTS WILL BE DESIGNATED WITH THIS PROJECT, AND IT WILL BE PRIVATELY MAINTAINED BY THE HOA. THE PRIVATE OPEN SPACE INCLUDES LOT 13 BLOCK G, LOT 1 BLOCK J, AND LOT 19 BLOCK E.
- 23) ALL ALLEYS AND COMMUNITY AMENITY AREAS WILL BE PRIVATELY MAINTAINED BY THE OWNER OR PROPERTY OWNERS ASSOCIATION WHILE THE SUBDIVISION ROADWAYS ARE MAINTAINED BY TRAVIS COUNTY.
- 24) ALL ALLEYS WILL MEET THE FOLLOWING CONDITIONS AS DEFINED IN THE PUD ORDINANCE NO. 20100826--066.
A. ALLEYS WILL BE PART OF A JOINT USE ACCESS EASEMENT.
B. BUILDINGS ADJACENT TO THE ALLEYS ARE LIMITED TO THREE (3) STORIES.
C. ALLEYS ARE NOT INTENDED FOR FIRE PROTECTION ACCESS
D. LOTS WILL BE DESIGNED TO MEET FIRE PROTECTION CODE REQUIREMENTS FOR INTERIOR SIDEYARDS (WHEN LESS THAN 5'). ACCESS, HOSE LENGTH, AND FIRE HYDRANT LOCATIONS.
E. SIGNOFF FROM ESD #12 AND FIRE MARSHALL IS REQUIRED AT PRELIMINARY PLAN REVIEW.
F. ADEQUATE OFF--STREET PARKING FOR VISITORS WILL BE PROVIDED.
G. FLAG LOTS WITH A MINIMUM WIDTH OF TEN (10) FEET MAY ONLY BE USED WITH LOTS UTILIZING ALLEY AND FRONTING ON COMMON OPEN SPACE.
H. ON LOTS FRONTING ON COMMON OPEN SPACE, EACH FLAG WILL CONNECT TO A PUBLIC STREET THROUGH THE COMMON OPEN SPACE.
- 25) ALL LOTS SHALL HAVE A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT MEASURED FROM THE RIGHT--OF--WAY ALONG STREET FRONTAGES.
- 26) SLOPES IN EXCESS OF 15% EXIST ON THE FOLLOWING LOTS:
BLOCK A, LOTS 1--2
BLOCK G, LOTS 1--3, 5--9
BLOCK F, LOT 19
BLOCK E, LOTS 5--8
- 27) THE FINAL PLAT IS SUBJECT TO STANDARDS IN THE WHISPER VALLEY PUD ORDINANCE #201000826--066.
- 28) THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS OUTLINED IN THE WHISPER VALLEY MASTER COVENANT (DOC NO. 2016113527)
- 29) IF A LOT INSIDE THIS SUBDIVISION SHARES FRONTAGE ONTO TWO ROADWAYS, ACCESS SHALL BE RESTRICTED TO THE SMALLER OF THE ROADS OR THE ROAD FARTHEST FROM THE INTERSECTION.
- 30) COMMON/OPEN SPACE LOTS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE ESTABLISHED HOA.
- 31) ACCESS TO LOTS ADJACENT TO ALLEYS WILL BE RESTRICTED TO ALLEYWAYS.
- 32) WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 33) STREET SECTIONS ADJACENT TO SMALL LOTS, (LESS THAN 50 FEET LOT FRONTAGE OR FLAG LOT ACCESS) SONOMA BREEZE DRIVE, GRAPEVINE LEAF DRIVE, MORNING IRIS DRIVE AND ADORO DRIVE, SHALL BE MARKED AND SIGNED AS FIRE LANE CONTINUOUSLY ON ONE CURB FACE, AS REQUIRED BY THE FIRE MARSHAL TO FACILITATE ADEQUATE FIRE OPERATIONAL AREA.
- 34) THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL. PRIOR TO

APPROVAL OF ANY DEVELOPMENT PERMIT THE APPLICATION SHALL BE REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPROVED AMOC. THE AMOC CAN BE MODIFIED WITH A PERFORMANCE BASE DESIGN APPROVED BY THE FIRE MARSHAL PRIOR TO SUBMITTING A DEVELOPMENT APPLICATION.

PLAT NOTES CONTINUED

- 35) PER THE BRAKER LANE PARTICIPATION AGREEMENT, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY RESIDENT WITHIN THIS PLAT UNTIL APPROXIMATELY ONE THOUSAND (1,000) LINEAR FEET OF THE BRAKER LANE PHASE 2 NEW CONSTRUCTION FROM THE TERMINUS OF PHASE ONE NEW CONSTRUCTION PAST THE SECOND ENTRANCE OF THE VILLAGE 1, PHASE 2 SUBDIVISION IS INSPECTED BY THE COUNTY AND TRAFFIC IS ALLOWED TO COMMENCE ON THAT ROADWAY SEGMENT.
- 36) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- 37) WHISPER VALLEY, VILLAGE 1 PHASE 2 IS SUBJECT TO THE "TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT" (DOC. NO. 2010172905).

COMMISSIONERS' COURT RESOLUTION:

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

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

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

CITY CERTIFICATIONS:

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

SECRETARY _____ CHAIR

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, 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 _____, 20____ A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

DEPUTY, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

WHISPER VALLEY
VILLAGE 1, PHASE 2
FINAL PLAT
City of Austin, Travis
County, Texas

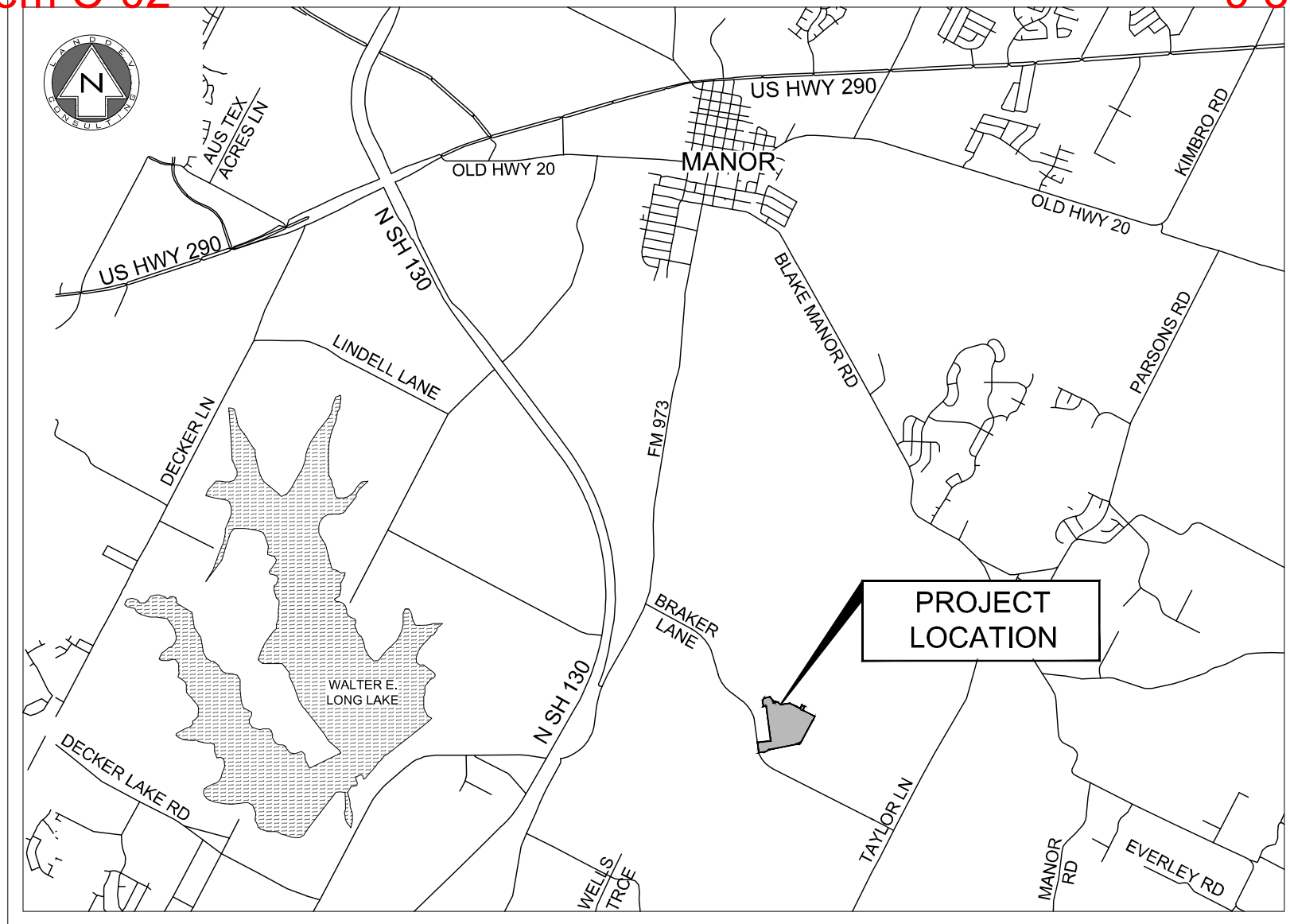
C8J--2016--0163.2A



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/8/2018
Project:	00450
Scale:	N/A
Reviewer:	JSW
Tech:	JLP
Field Crew:	CR/CA
Survey Date:	AUG. 2016
Sheet:	7 OF 7

A 283 LOT SUBDIVISION
CONSISTING OF
54.5482 ACRES



WHISPER VALLEY VILLAGE 1, PHASE 2

LOCATION MAP

N.T.S.

CITY OF AUSTIN GRID: T-24
MAPSCO: 589(C), 589(D)