

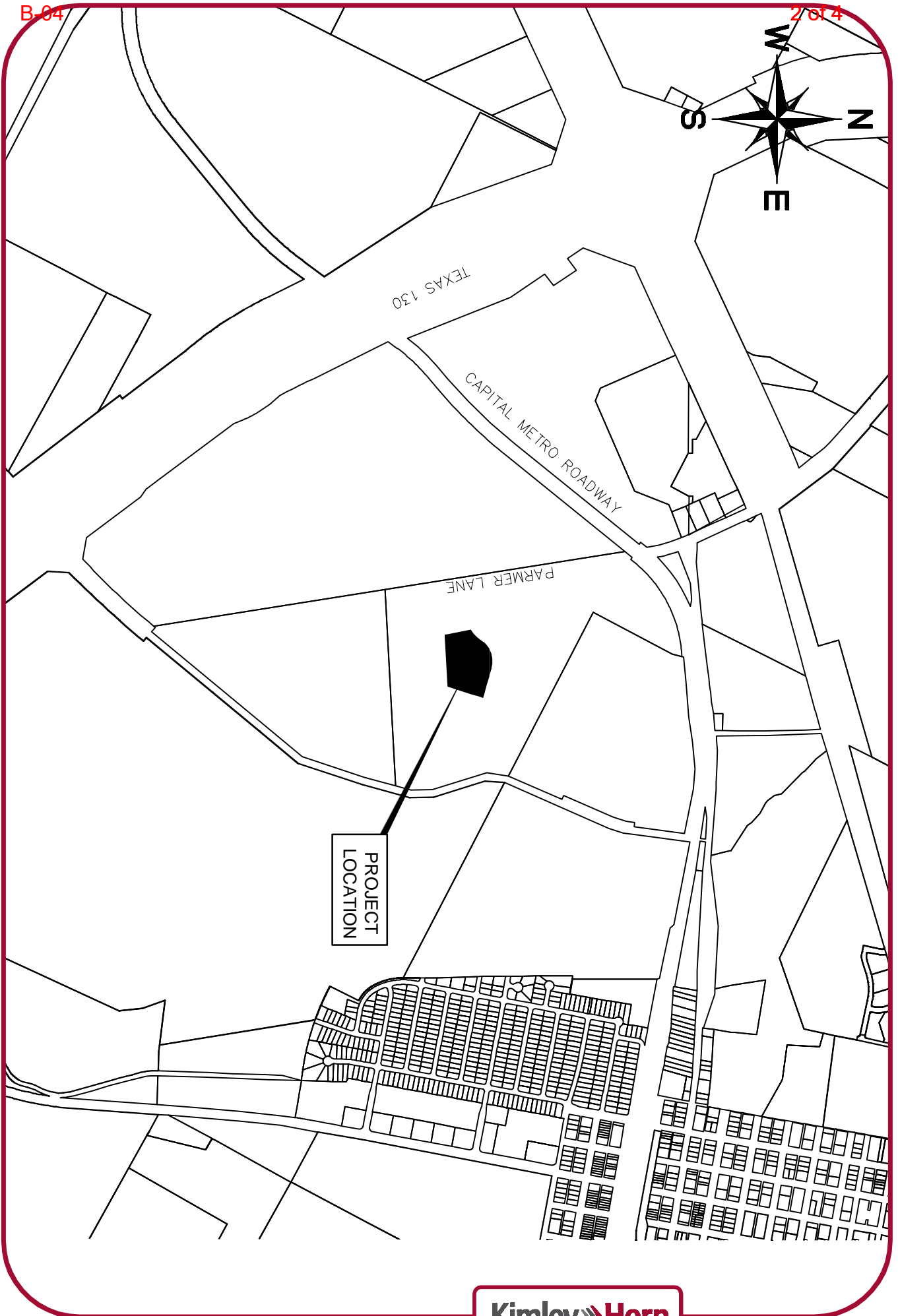
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0291.1A**Z.A.P. DATE:** April 21, 2020**SUBDIVISION NAME:** Wildhorse Ranch Amenity Center Final Plat**AREA:** 8.18 acres**LOTS:** 1**APPLICANT:** Texas WH200, LP
HOM Titan Development, LLC**AGENT:** Kimberly Horn
(Joshua W. Miksch, P.E.)**ADDRESS OF SUBDIVISION:** 10400 E. Parmer Lane & Wildhorse Ranch Trail**WATERSHED:** Gilleland Creek**COUNTY:** Travis**EXISTING ZONING:** P.U.D**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Civic**VARIANCE:** none

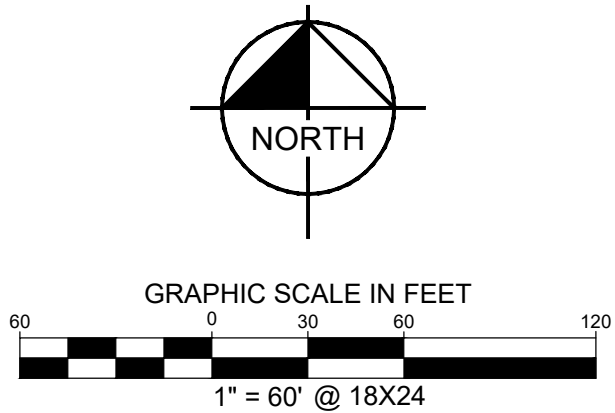
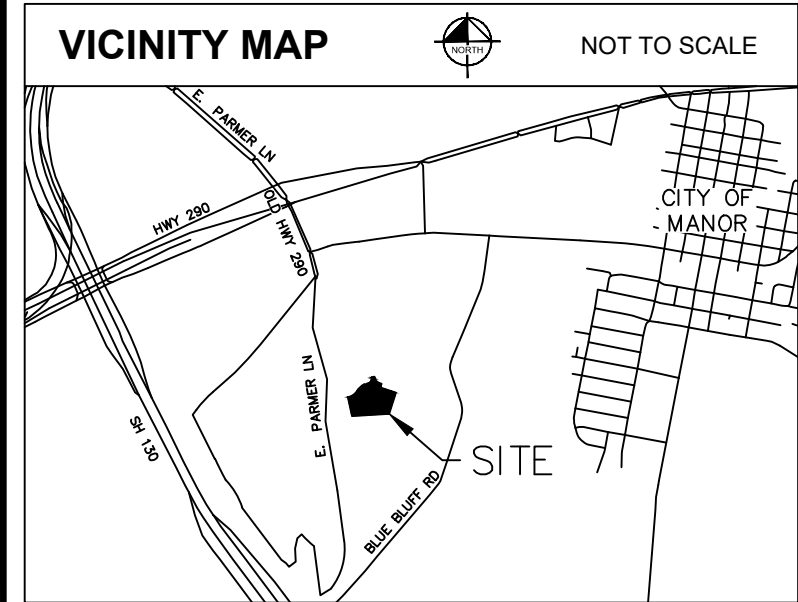
STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements. The plat matches the preliminary plan approved in December 2019.

DEPARTMENT COMMENTS: The request is for the approval of the Wildhorse Ranch Amenity Center Final Plat composed of 1 lot on 8.18 acres. The applicant proposes to subdivide the property for civic use. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404

LOCATION MAP
NOT TO SCALE





WILDHORSE RANCH AMENITY CENTER
FINAL PLAT

8.180 ACRES SITUATED IN THE
WILLIAM H. SANDERS SURVEY NO. 54 ABSTRACT NO. 690
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A POTION OF A
CALLED 100.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO
TEXAS WH200, LP RECORDED IN DOCUMENT NO. 2010177691,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
APPLICATION DATE: 12/20/2018

LEGEND

IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
R.O.W.	RIGHT-OF-WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
SIDEWALK	

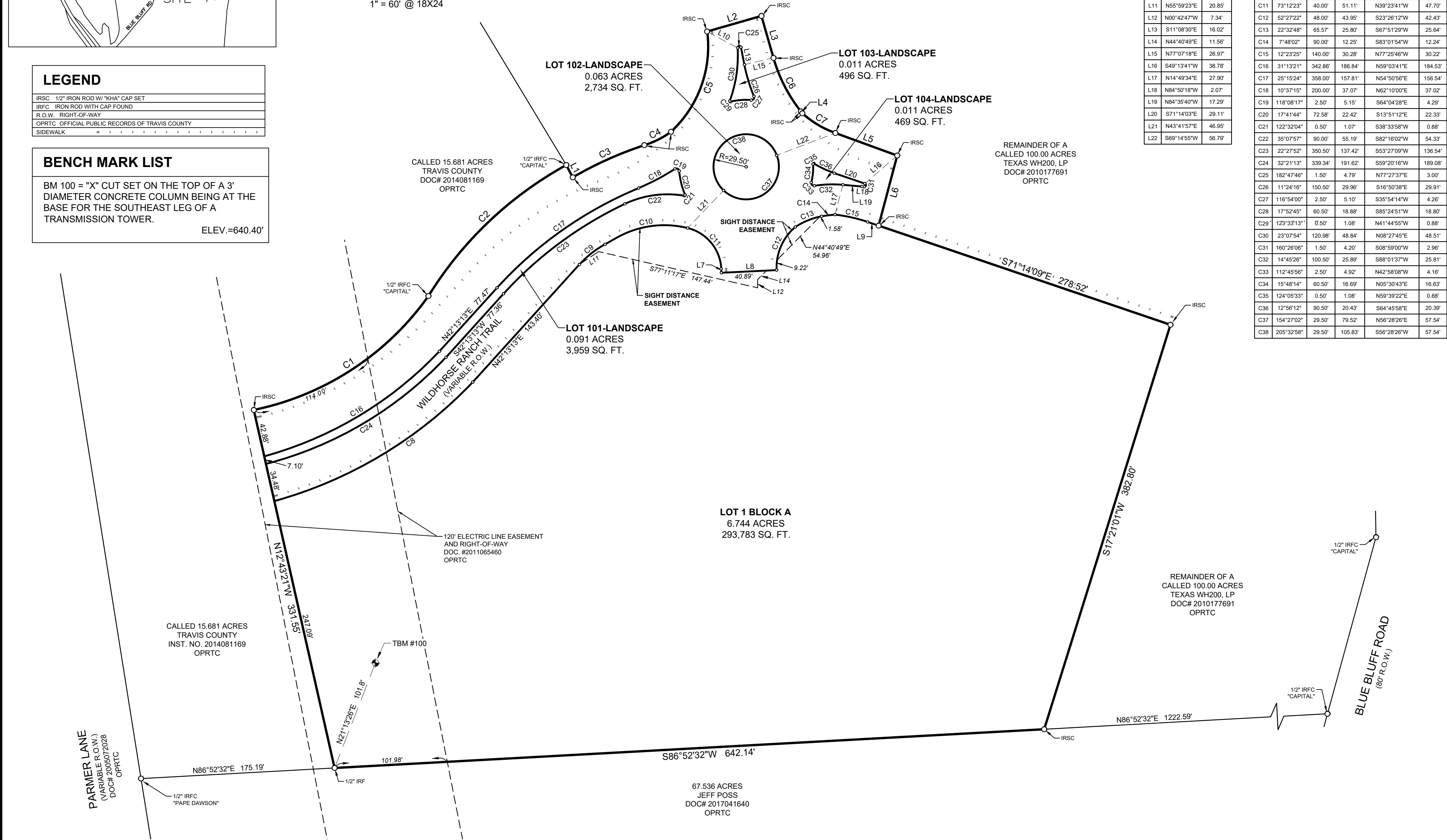
BENCH MARK LIST

BM 100 = "X" CUT SET ON THE TOP OF A 3'
DIAMETER CONCRETE COLUMN BEING AT THE
BASE FOR THE SOUTHEAST LEG OF A
TRANSMISSION TOWER.

ELEV.=640.40'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S27°58'52"E	12.56'
L2	N74°05'02"E	51.14'
L3	S15°54'58"E	39.44'
L4	S38°16'10"E	2.21'
L5	S70°00'00"E	59.47'
L6	S14°51'37"W	65.54'
L7	S02°47'29"E	3.54'
L8	N87°12'31"E	50.00'
L9	S71°14'03"E	10.49'
L10	S61°47'24"E	31.42'
L11	N55°59'23"E	20.85'
L12	N00°42'47"W	7.34'
L13	S11°08'30"E	16.02'
L14	N44°40'49"E	11.56'
L15	N77°07'18"E	26.97'
L16	S49°13'41"W	38.78'
L17	N14°49'34"E	27.90'
L18	N84°50'18"W	2.07'
L19	N84°35'40"W	17.29'
L20	S71°14'03"E	29.11'
L21	N43°41'57"E	46.95'
L22	S69°14'55"W	56.79'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°01'01"	257.00'	192.95'	N56°51'50"E	188.45'
C2	29°32'54"	336.83'	173.71'	N46°28'17"E	171.79'
C3	12°05'27"	336.81'	71.03'	N65°48'55"E	70.90'
C4	18°52'31"	82.23'	27.09'	N63°15'42"E	26.97'
C5	54°33'55"	105.00'	100.00'	N19°46'50"E	96.26'
C6	22°21'12"	140.00'	54.62'	S27°05'34"E	54.27'
C7	23°03'46"	87.00'	35.02'	S59°15'13"E	34.78'
C8	30°59'04"	391.47'	211.70'	N59°01'00"E	209.13'
C9	19°05'51"	89.00'	29.66'	S51°46'09"W	29.53'
C10	44°25'47"	87.37'	67.75'	S81°47'14"W	66.07'
C11	73°12'23"	40.00'	51.11'	N39°23'41"W	47.70'
C12	52°27'22"	48.00'	43.95'	S23°26'12"W	42.43'
C13	22°32'48"	65.57'	25.80'	S67°51'29"W	25.64'
C14	7°48'02"	90.00'	12.25'	S83°01'54"W	12.24'
C15	12°23'25"	140.00'	30.28'	N77°25'46"E	30.22'
C16	31°13'21"	342.86'	186.84'	N59°03'41"E	184.53'
C17	25°15'24"	358.00'	157.81'	N54°50'56"E	156.54'
C18	10°37'15"	200.00'	37.07'	N62°10'00"E	37.02'
C19	118°08'17"	2.50'	5.15'	S64°04'28"E	4.29'
C20	17°41'44"	72.58'	22.42'	S13°51'12"E	22.33'
C21	122°32'04"	0.50'	1.07'	S38°33'58"W	0.88'
C22	35°07'57"	90.00'	55.19'	S82°16'02"W	54.33'
C23	22°27'52"	350.50'	137.42'	S53°27'09"W	136.54'
C24	32°21'13"	339.34'	191.62'	S59°20'16"W	189.08'
C25	182°47'46"	1.50'	4.79'	N77°27'37"E	3.00'
C26	11°24'16"	150.50'	29.96'	S16°50'38"E	29.91'
C27	116°54'00"	2.50'	5.10'	S35°54'14"W	4.26'
C28	17°52'45"	60.50'	18.88'	S85°24'51"W	18.80'
C29	123°33'13"	0.50'	1.08'	N41°44'55"W	0.88'
C30	23°07'54"	120.98'	48.84'	N08°27'45"E	48.51'
C31	160°26'06"	1.50'	4.20'	S08°59'00"W	2.96'
C32	14°45'26"	100.50'	25.89'	S88°01'37"W	25.81'
C33	112°45'56"	2.50'	4.92'	N42°58'06"W	4.16'
C34	15°48'14"	60.50'	16.69'	N05°30'43"E	16.63'
C35	124°05'33"	0.50'	1.08'	N59°39'22"E	0.88'
C36	12°56'12"	90.50'	20.43'	S64°45'58"E	20.39'
C37	154°27'02"	29.50'	79.52'	N56°28'26"E	57.54'
C38	205°32'58"	29.50'	105.83'	S56°28'26"W	57.54'



SURVEYOR:
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601 NW LOOP 410, SUITE 350
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PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

CIVIL ENGINEER:
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TBPE FIRM REGISTRATION NO. F-928
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CONTACT: JOSHUA W. MIKSCH, P.E.

OWNER/DEVELOPER:
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9900 HIGHWAY 290 EAST
MANOR, TX 78653
215-283-1121
CONTACT: WILLIAM A. PERUZI

C8-2017-0291.1A

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Scale	Drawn by	Checked by	Submittal Date	Project No.	Sheet No.
1" = 60'	APS	JGM	12/20/2018	069244509	1 OF 2

WILDHORSE RANCH AMENITY CENTER
FINAL PLAT

8.180 ACRES SITUATED IN THE
WILLIAM H. SANDERS SURVEY NO. 54 ABSTRACT NO. 690
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A POTION OF A
CALLED 100.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO
TEXAS WH200, LP RECORDED IN DOCUMENT NO. 2010177691,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
APPLICATION DATE: 11/21/2018

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 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.
3. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
4. 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.
5. 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.
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE No.020214-28.
7. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
- 10.PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 11.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. 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.
12. 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.
- 13.STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- 14.A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- 15.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.
- 16.EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 17.NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 18.WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
19. 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.
- 20.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).
- 21.PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE-FAMILY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 22.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.
- 23.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.
- 24.ALL LOT AND RIGHT-OF-WAY CORNERS SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- 25.THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.999940004. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 26.SIDEWALK ALONG THE NORTHERN BOUNDARY OF LOT 1, BLOCK A AND EAST OF WILDHORSE RANCH TRAIL SHALL BE BUILT WITH FUTURE EXTENSION OF WILDHORSE RANCH TRAIL UNDER SEPARATE SUBDIVISION CONSTRUCTION PLAN APPLICATION.
- 27.STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS (LDC 25-3-171(A)).
- 28.LOTS 101, 102, 103 & 104 SHALL BE MAINTAINED BY WILDHORSE MASTER COMMUNITY, INC. NO OTHER USES BESIDES THOSE SHOWN ON THE PLAT SHALL BE ALLOWED ON THESE LOTS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS WH200, LP, A DELAWARE LIMITED PARTNERSHIP, HAVING ITS HOME OFFICE IN MANOR, TEXAS, ACTING HEREIN BY AND THROUGH PETE DWYER, MANAGER, BEING THE OWNER OF 8.180 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 100.00 ACRE TRACT CONVEYED TO TEXAS WH200, LP, AS RECORDED UNDER DOCUMENT NO. 201077691, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 8.180 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

WILDHORSE RANCH AMENITY CENTER

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 _____, 2020, A.D.

BY: _____
PETE DWYER, MANAGER
TEXAS WH200, LP
9900 HIGHWAY 290 EAST
MANOR, TX 78653
215-283-1121
CONTACT: PETE DWYER

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 _____, 2020, 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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999 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 NOVEMBER 1, 2017.

John G. Mosier
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



4/10/2020

ENGINEER'S CERTIFICATION:

I, JOSHUA W. MIKSCH, 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 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.

Joshua W. Miksch
JOSHUA W. MIKSCH, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 122089
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759



4/10/2020

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
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OWNER/DEVELOPER:
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9900 HIGHWAY 290 EAST
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215-283-1121
CONTACT: WILLIAM A. PERUZI

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N/A	APS	JGM	12/20/2018	069244509	2 OF 2