

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0213.1A**Z.A.P. DATE:** February 1, 2022**SUBDIVISION NAME:** Longview, Phase 1(Small Lot) - Final Plat**AREA:** 64.887 Acres**LOT(S):** 186 Total Lots**OWNER/APPLICANT:** WKH Communities LLC  
(Michael Slack)**AGENT:** Peloton Land Solutions.  
(Justin Lange)**ADDRESS OF SUBDIVISION:** Kellam Road**GRIDS:** Q-23**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family (Small Lot), Open Space, Drainage, Right-of-Way, Amenity Lot, and Community Benefit Lot**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. This is considered a small lot subdivision as per Title 30-2-232 Subdivision Regulations. The plat is composed of 186 total lots on 64.997 acres. The proposed subdivision includes 174 single-family lots, and 12 Open Space, Drainage, Amenity Lot, and Community Benefit lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is

the Del Valle High School located on Ross Road. The closes fire station is EDS #11 located on FM 812.

**ISSUES:**

Staff has not received any inquiries from anyone on this proposed subdivision.

**STAFF RECOMMENDATION:** This final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval. This plat is not subject HB3167,

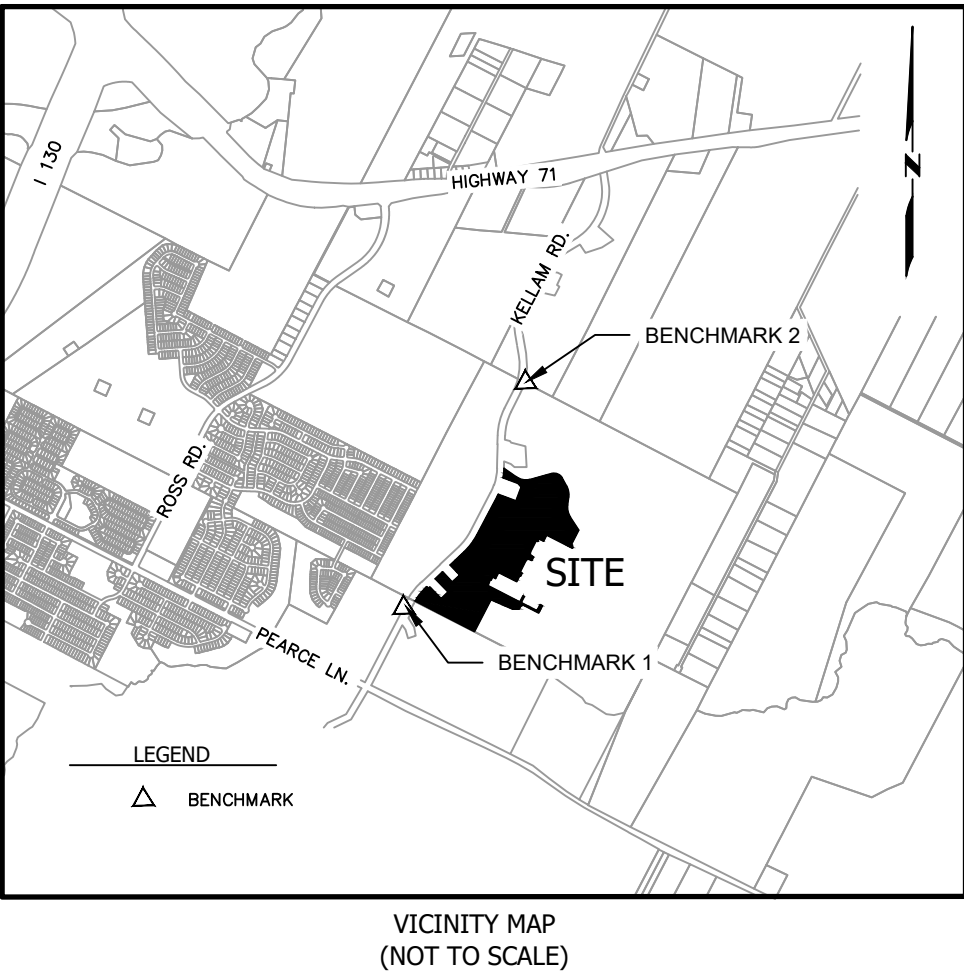
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 854-7562

**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 THE 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.**





**PELOTON**  
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**LONGVIEW, PHASE 1  
TRAVIS COUNTY, TEXAS**

JOB #:	WLH18001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	NOVEMBER 2019
REVISIONS:	JANUARY, 2022

**SHEET  
1 OF 6**



THE STATE OF TEXAS : : KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS :

THAT WLH COMMUNITIES – TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF A 212.636 ACRE TRACT OF LAND (PART 1) DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2019197507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 62.649 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"LONGVIEW, PHASE 1"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

WLH COMMUNITIES – TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Michael Slack  
MICHAEL SLACK  
VP, LAND DEVELOPMENT  
810 HESTERS CROSSING, SUITE 235  
ROUND ROCK, TX 78681

THE STATE OF Texas :  
COUNTY OF Travis :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SLACK, VICE PRESIDENT OF LAND DEVELOPMENT OF WILLIAM LYON HOMES, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE 7<sup>th</sup> DAY OF January, 2022.

NOTARY PUBLIC IN AND FOR THE Williamson COUNTY,  
Texas



THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, JUSTIN LANCE, P.E., 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 500-YEAR FLOODPLAIN, AS DEFINED IN THE DCM PRIOR TO ATLAS 14 CHANGES, IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #4853C0640K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

CERTIFIED TO THIS THE 3RD DAY OF FEBRUARY, 2021, A.D.



Justin D. Lance  
JUSTIN D. LANCE  
REGISTERED PROFESSIONAL ENGINEER  
NO. 110057 – STATE OF TEXAS  
PELOTON LAND SOLUTIONS, INC.  
TX FIRM NO. 12207  
4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TEXAS 78756  
PHONE: (512)831-7700

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY, 2019.

CERTIFIED TO THIS THE 3RD DAY OF DECEMBER, 2021, A.D.



Robert E. Hysmith  
ROBERT E. HYSMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5131 – STATE OF TEXAS  
PELOTON LAND SOLUTIONS, INC.  
TBPLS FIRM NO. 10194108  
4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TEXAS 78756  
PHONE: (512)831-7700

COMMISSONERS COURT

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 HERewith. 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 THIS 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.

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., 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 COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE 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 \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRPERSON - Nadia Barrera-Ramirez SECRETARY - David King

VICE-CHAIRPERSON - Jolene Kiobassa

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLAT NOTES

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
5. 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 AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH UTILITY CONSTRUCTION.
6. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10) FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
11. 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 AND TRAVIS COUNTY. 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.
12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY OR CITY OF AUSTIN.
13. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN, TRAVIS COUNTY 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. 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.

16. PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.

17. THE 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 TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED \_\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18. A 15-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS PROVIDED ALONG ALL PROPOSED RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE. A 5-FOOT LANDSCAPE EASEMENT OVERLAPS WITH THE FIRST 5-FEET OF THE P.U.E. ONLY UTILITY COMPATIBLE TREES ARE ALLOWED AND NO PERMANENT STRUCTURES ASIDE FROM UTILITIES ARE ALLOWED IN DEDICATED EASEMENT.

19. FOR HOMEOWNERS'S ASSOCIATION BYLAWS, REFERENCE DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

20. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT.

21. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.

22. ALL RESIDENTIAL SINGLE FAMILY LOTS IN THIS SUBDIVISION COMPLY WITH CHAPTER 30-2-232 OF THE CITY CODE OF ORDINANCES FOR SMALL LOTS, EXCEPT FOR LOTS LISTED IN TABLE BELOW:

BLOCK	LOTS
41	2, 3, 4, 5, 6, 7, 8, 9, 10, 11
45	2, 3, 4, 8, 9, 10, 11, 12, 13

23. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232 OF THE CITY CODE OF ORDINANCES.

24. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

25. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

26. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

27. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500-YEAR FLOODPLAIN, AS DEFINED IN THE DCM PRIOR TO ATLAS 14 CHANGES, AS SHOWN ON THE FACE OF THE PLAT.

28. THE 500-YR AND 100-YR FEMA AND/OR COA 500-YR FULLY DEVELOPED FLOODPLAIN, PRIOR TO ATLAS 14 REQUIREMENTS, IS CONTAINED WITHIN DRAINAGE EASEMENTS, AS SHOWN HEREON.

29. ACCESS TO THE FOLLOWING LOTS SHALL BE PROHIBITED FROM:

BLOCK	LOT	ACCESS PROHIBITED FROM
27	1, 21	OSCARS SILO ROAD
27	9	AUGUST GALLOP LANE
27	13	AUSARINA TRACE
29	1, 20	EDNA MAXINE WALK
29	5, 16	AUSARINA TRACE
30	1, 21	GILWELL DRIVE
30	5, 16	EDNA MAXINE WALK
41	11, 12, 13, 22	AXEL JOHANSON DRIVE
41	17, 18	MATTEROD DRIVE
42	1, 20	MATTEROD DRIVE
42	5, 15	GILWELL DRIVE
52	1	AXEL JOHANSON DRIVE
52	5	MATTEROD DRIVE

30. ALL DRAINAGE LOTS/EASEMENTS MUST COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL TO BE SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORMWATER. A MINIMUM OF 25 FEET IN WIDTH FOR AN OPEN DRAINAGE SYSTEM, OR A MINIMUM OF 15 FEET IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.

31. A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTION TO KELLAM ROAD.

32. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

33. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.

34. 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 LINES.

35. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FEET OF A RESIDENTIAL STRUCTURE.

36. WITH THE EXCEPTION OF THE FOLLOWING LOTS ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE:  
LOTS 1, 4, 5, 6, 7-BLOCK 26, LOT 22-BLOCK 27, LOT 1-BLOCK 28, LOT 31-BLOCK 29, LOT 32-BLOCK 30, LOTS 1, 23-BLOCK 41, LOT 30-BLOCK 42, LOTS 1, 5, 6, 7, 26-BLOCK 45

37. ALL PROPOSED STREETS ARE TO BE PUBLIC, ALL JOINT USE ACCESS DRIVEWAYS ARE TO BE PRIVATE.

38. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE, AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS:  
LOTS 1, 5, 6, 7-BLOCK 26, LOT 1-BLOCK 28, LOTS 1, 23-BLOCK 41, LOTS 1, 5, 6, 7, 26-BLOCK 45

39. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE, AND PAYMENT OF TAXES FOR ALL THE FOLLOWING JOINT USE ACCESS EASEMENT LOTS:  
LOT 22-BLOCK 27, LOT 31-BLOCK 29, LOT 32-BLOCK 30, LOT 30-BLOCK 42

40. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.

41. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS ASSIGNS.

42. 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 AUSTIN WATER.

43. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.



PELOTON

LAND SOLUTIONS

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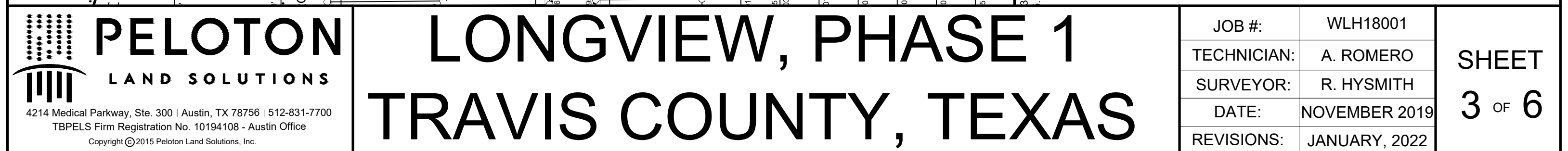
LONGVIEW, PHASE 1

TRAVIS COUNTY, TEXAS

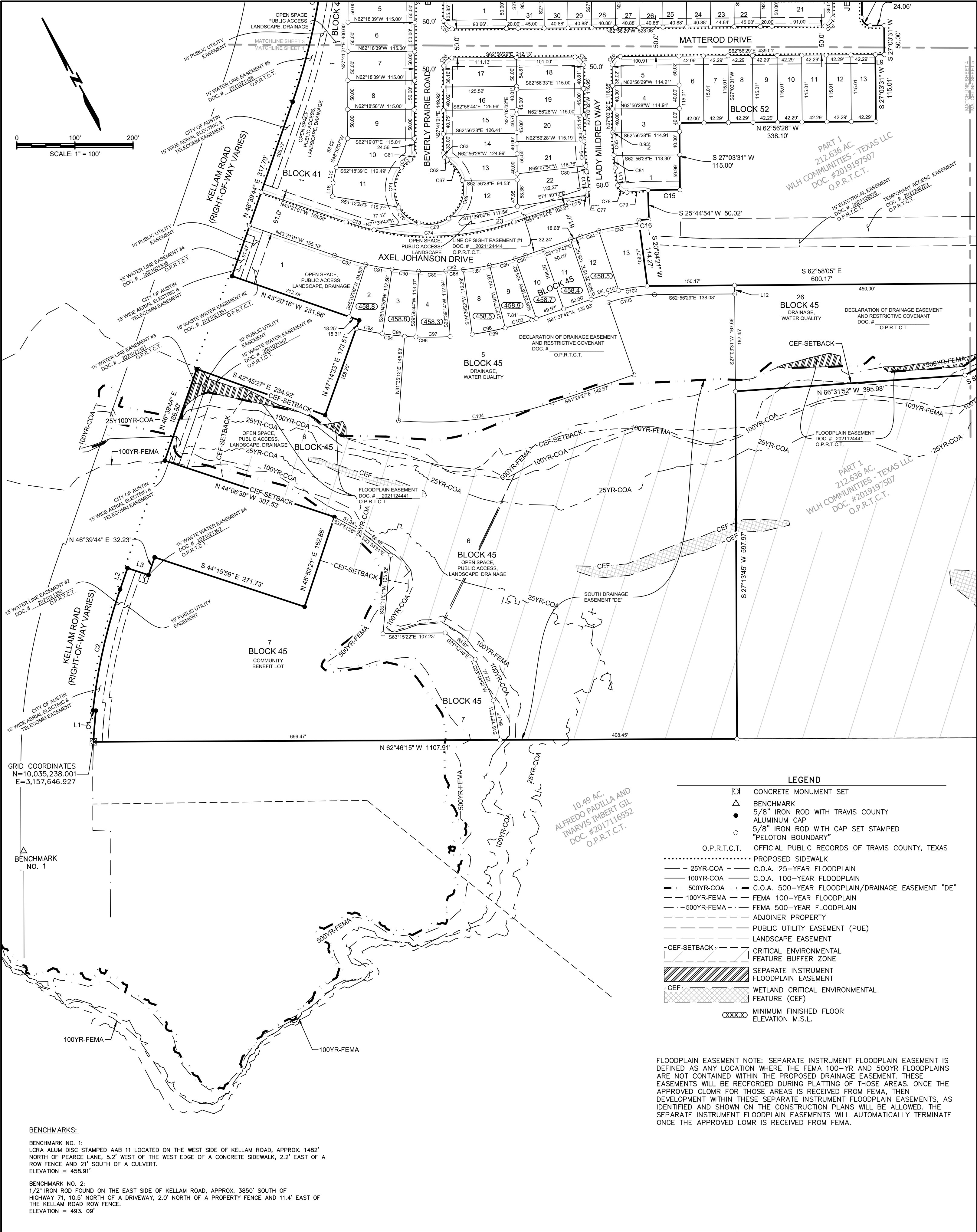
JOB #:	WLH18001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	NOVEMBER 2019
REVISIONS:	JANUARY, 2022

SHEET  
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**PELTON**  
LAND SOLUTIONS

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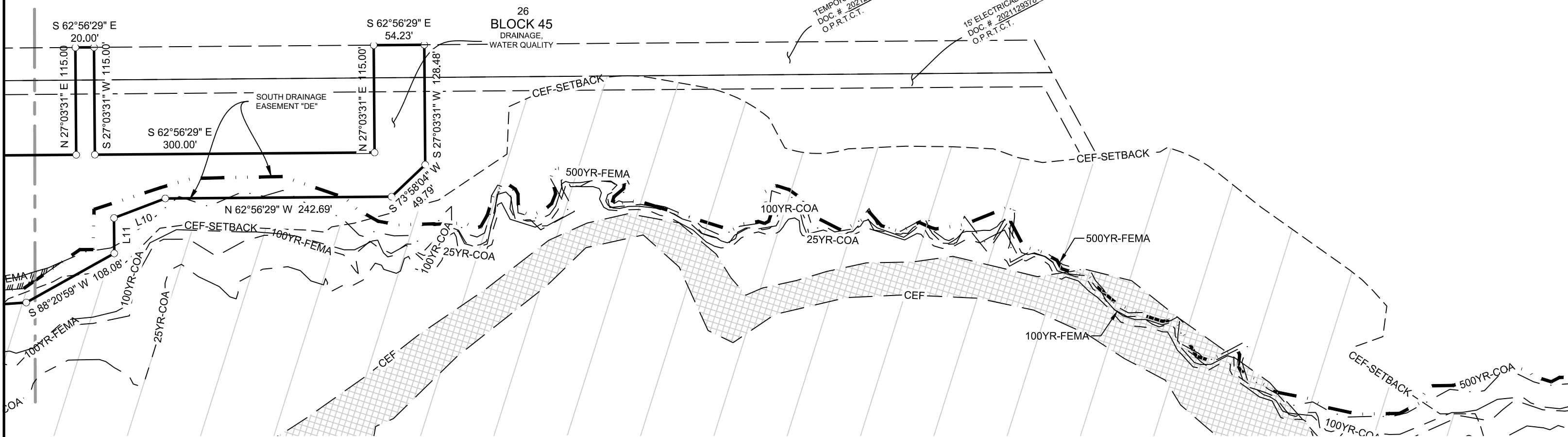
LONGVIEW, PHASE 1

TRAVIS COUNTY, TEXAS

JOB #:	WLH18001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	NOVEMBER 2019
REVISIONS:	JANUARY, 2022

SHEET  
4 OF 6





Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C81	481.08'	21.77'	2°35'34"	S21° 01' 42"W	21.77'
C82	500.50'	334.37'	38°16'41"	N62° 29' 21"W	328.18'
C83	439.50'	70.83'	9°14'01"	N72° 46' 25"W	70.75'
C84	440.07'	32.51'	4°13'56"	N79° 30' 34"W	32.50'
C85	500.50'	17.76'	2°01'59"	S80° 36' 42"E	17.76'
C86	496.52'	46.05'	5°18'52"	S76° 57' 33"E	46.04'
C87	500.50'	45.95'	5°15'38"	S71° 41' 35"E	45.94'
C88	500.50'	30.20'	3°27'26"	S67° 20' 03"E	30.20'
C89	500.50'	46.76'	5°21'12"	S62° 55' 44"E	46.75'
C90	500.50'	45.80'	5°14'35"	S57° 37' 50"E	45.79'
C91	500.50'	46.11'	5°16'42"	S52° 22' 11"E	46.09'
C92	511.89'	55.73'	6°14'17"	S46° 32' 25"E	55.70'
C93	540.00'	45.90'	4°52'13"	S51° 29' 33"E	45.69'
C94	540.00'	84.47'	8°57'45"	S53° 32' 19"E	84.38'
C95	540.00'	57.90'	8°08'36"	S56° 59' 58"E	57.87'
C96	540.00'	78.47'	8°19'34"	S62° 10' 59"E	78.40'
C97	542.10'	59.14'	6°15'02"	S63° 12' 31"E	59.11'
C98	540.00'	57.90'	6°08'36"	S73° 27' 56"E	57.87'
C99	540.00'	105.88'	11°14'04"	S76° 00' 48"E	105.71'
C100	540.00'	47.98'	5°05'27"	S79° 04' 58"E	47.96'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C101	260.00'	22.78'	5°01'14"	N79° 07' 05"W	22.77'
C102	260.00'	49.93'	11°00'10"	N71° 06' 23"W	49.85'
C103	245.00'	79.91'	18°41'13"	S72° 17' 05"E	79.55'
C104	676.84'	267.90'	22°40'43"	S69° 10' 11"E	266.16'
C105	50.00'	62.35'	71°26'37"	N65° 30' 54"W	58.38'
C106	50.00'	76.33'	87°28'08"	S57° 30' 08"E	69.13'
C107	35.00'	9.18'	15°01'15"	N77° 59' 32"W	9.15'
C108	34.00'	4.22'	7°06'57"	S17° 19' 23"E	4.22'
C109	34.00'	6.57'	11°04'47"	S26° 25' 35"E	6.56'
C110	50.00'	51.37'	58°52'10"	S02° 31' 43"E	49.14'

OWNER/SUBDIVIDER:

WLH COMMUNITIES – TEXAS, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY

810 HESTERS CROSSING RD, SUITE 234  
ROUND ROCK, TX 78681  
PHONE: 512-953-4133

ACREAGE:

64.887 AC.

SURVEY:

JOSE ANTONIO NAVARRO GRANT, ABSTRACT No. 18

SURVEYOR

PELTON LAND SOLUTIONS, INC.  
4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TEXAS 78756  
PHONE: 512-831-7700

ENGINEER:

PELTON LAND SOLUTIONS, INC.  
4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TEXAS 78756  
PHONE: 512-831-7700

LINEAR FOOTAGE OF  
PUBLIC STREETS:

7,807.9'

NUMBER OF LOTS:





174	SINGLE FAMILY RESIDENTIAL LOTS
1	OPEN SPACE, PUBLIC ACCESS & LANDSCAPE
6	OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE
3	DRAINAGE & WATER QUALITY
1	AMENITY CENTER
	COMMUNITY BENEFIT LOT
186	TOTAL

TOTAL ACREAGE OF  
NON- RESIDENTIAL LOTS

34.907 ACRES

**BASIS OF BEARINGS**  
ALL BEARINGS AND COORDINATES SHOWN  
HEREON ARE BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM, CENTRAL ZONE  
(4203). DISTANCES SHOWN HEREON ARE  
SURFACE VALUES REPRESENTED IN U.S. SURVEY  
FEET AND MAY BE CONVERTED TO GRID BY  
MULTIPLYING BY A COMBINED ADJUSTMENT  
FACTOR OF 0.99997 EXACTLY.

## LEGEND

- |   |   |
|---|---|
|  | CONCRETE MONUMENT SET                                   |
|  | BENCHMARK   |
|  | 5/8" IRON ROD WITH TRAVIS COUNTY<br>ALUMINUM CAP        |
|  | 5/8" IRON ROD WITH CAP SET STAMPED<br>"PELTON BOUNDARY" |

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

- 
- ..... PROPOSED SIDEWALK  
 - - - 25YR-COA - - - C.O.A. 25-YEAR FLOODPLAIN  
 - - - 100YR-COA - - - C.O.A. 100-YEAR FLOODPLAIN  
 - - - 500YR-COA - - - C.O.A. 500-YEAR FLOODPLAIN/DRAINAGE EASEMENT "DE"  
 \_\_\_\_\_ FEMA 100-YEAR FLOODPLAIN  
 - - - 500YR-FEMA - - - FEMA 500-YEAR FLOODPLAIN  
 \_\_\_\_\_ ADJOINER PROPERTY  
 \_\_\_\_\_ PUBLIC UTILITY EASEMENT (PUE)  
 \_\_\_\_\_ LANDSCAPE EASEMENT  
 - CEF-SETBACK - \_\_\_\_\_ CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE  
 [Hatched Pattern] SEPARATE INSTRUMENT FLOODPLAIN EASEMENT  
 [Cross-hatched Pattern] CEF WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)  
 (XXX) MINIMUM FINISHED FLOOR ELEVATION M.S.L.



NORTH DRAINAGE EASEMENT "DE" DESCRIPTION

BEING A 6.286 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 212.636 ACRES (PART 1) CONVEYED TO WLH COMMUNITIES – TEXAS LLC BY WARRANTY DEED DATED DECEMBER 16, 2019 AND RECORDED IN DOCUMENT NO. 2019197507, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 6.286 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOUND IN THE WESTERLY LINE OF SAID PART 1, SAME BEING ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF KELLAM ROAD (R.O.W. VARIES), FROM WHICH A 5/8-INCH IRON ROD WITH TRAVIS COUNTY ALUMINUM CAP FOUND FOR A POINT OF TANGENCY ON THE WESTERLY LINE OF SAID PART 1, SAME BEING ON THE EASTERLY LINE OF SAID KELLAM ROAD, BEARS NORTH 01°02'08" EAST A DISTANCE OF 4.52 FEET;  
(GRID COORDINATES: N=10,037,445.97, E=3,159,125.27)

THENCE, ALONG THE NORTH LINE OF SAID PART 1 THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. SOUTH 55°13'33" EAST, A DISTANCE OF 244.36 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 256.00 FEET, AN ARC LENGTH OF 242.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 78°31'03" EAST, A DISTANCE OF 233.20 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
3. NORTH 74°23'15" EAST, A DISTANCE OF 315.36 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
4. NORTH 75°44'36" EAST, A DISTANCE OF 60.62 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
5. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 156.50 FEET, AN ARC LENGTH OF 206.27 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 66°29'56" EAST, A DISTANCE OF 191.66 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
6. SOUTH 28°44'28" EAST, A DISTANCE OF 148.23 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
7. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 190.52 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 10°32'52" EAST, A DISTANCE OF 187.33 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
8. SOUTH 07°38'43" WEST, A DISTANCE OF 132.02 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
9. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 213.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 12°44'31" EAST, A DISTANCE OF 209.02 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
10. SOUTH 33°07'46" EAST, A DISTANCE OF 256.97 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH LINE OF SAID PART 1, OVER AND ACROSS SAID PART 1 THE FOLLOWING FORTY-FOUR (44) COURSES AND DISTANCES:

1. SOUTH 26°54'23" WEST, A DISTANCE OF 234.32 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 48.46 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00°51'39" EAST, A DISTANCE OF 46.59 FEET TO A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
3. SOUTH 26°54'23" WEST, A DISTANCE OF 22.96 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" BEARS SOUTH 26°54'23" WEST, A DISTANCE OF 14.24 FEET;
4. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.99 FEET, AN ARC LENGTH OF 65.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 39°56'28" WEST, 59.05 FEET TO A CALCULATED POINT;
5. NORTH 45°55'30" WEST, A DISTANCE OF 9.53 FEET TO A CALCULATED POINT;
6. NORTH 05°28'09" WEST, A DISTANCE OF 26.24 FEET TO A CALCULATED POINT;
7. NORTH 01°33'31" WEST, A DISTANCE OF 63.83 FEET TO A CALCULATED POINT;
8. NORTH 15°04'07" EAST, A DISTANCE OF 11.69 FEET TO A CALCULATED POINT;
9. NORTH 39°08'38" WEST, A DISTANCE OF 96.26 FEET TO A CALCULATED POINT;
10. NORTH 08°15'21" WEST, A DISTANCE OF 155.82 FEET TO A CALCULATED POINT;
11. NORTH 13°37'27" WEST, A DISTANCE OF 155.08 FEET TO A CALCULATED POINT;
12. NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A CALCULATED POINT;
13. NORTH 29°44'42" WEST, A DISTANCE OF 32.25 FEET TO A CALCULATED POINT;
14. NORTH 00°00'00" EAST, A DISTANCE OF 124.00 FEET TO A CALCULATED POINT;
15. NORTH 45°00'00" WEST, A DISTANCE OF 11.31 FEET TO A CALCULATED POINT;
16. NORTH 15°56'43" WEST, A DISTANCE OF 87.36 FEET TO A CALCULATED POINT;
17. NORTH 29°03'17" WEST, A DISTANCE OF 41.18 FEET TO A CALCULATED POINT;
18. NORTH 16°41'57" WEST, A DISTANCE OF 41.76 FEET TO A CALCULATED POINT;
19. NORTH 08°07'48" WEST, A DISTANCE OF 28.29 FEET TO A CALCULATED POINT;
20. NORTH 26°33'54" WEST, A DISTANCE OF 35.78 FEET TO A CALCULATED POINT;
21. NORTH 23°11'55" WEST, A DISTANCE OF 60.93 FEET TO A CALCULATED POINT;
22. NORTH 44°49'13" WEST, A DISTANCE OF 5.29 FEET TO A CALCULATED POINT;
23. SOUTH 35°49'10" WEST, A DISTANCE OF 64.56 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
24. ALONG SAID CURVE, HAVING A RADIUS OF 22.17 FEET, AN ARC LENGTH OF 45.97 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 72°48'05" WEST, 38.17 FEET TO A CALCULATED POINT;
25. NORTH 03°10'47" WEST, A DISTANCE OF 39.12 FEET TO A CALCULATED POINT;
26. NORTH 23°52'11" WEST, A DISTANCE OF 43.54 FEET TO A CALCULATED POINT;
27. NORTH 50°11'40" WEST, A DISTANCE OF 31.24 FEET TO A CALCULATED POINT;
28. NORTH 26°33'54" WEST, A DISTANCE OF 17.89 FEET TO A CALCULATED POINT;
29. NORTH 45°00'00" WEST, A DISTANCE OF 11.31 FEET TO A CALCULATED POINT;
30. NORTH 75°57'50" WEST, A DISTANCE OF 24.74 FEET TO A CALCULATED POINT;
31. NORTH 73°18'03" WEST, A DISTANCE OF 20.88 FEET TO A CALCULATED POINT;
32. SOUTH 89°41'46" WEST, A DISTANCE OF 42.87 FEET TO A CALCULATED POINT;
33. SOUTH 54°42'20" WEST, A DISTANCE OF 23.46 FEET TO A CALCULATED POINT;
34. SOUTH 58°23'33" WEST, A DISTANCE OF 19.88 FEET TO A CALCULATED POINT;
35. SOUTH 80°13'56" WEST, A DISTANCE OF 49.25 FEET TO A CALCULATED POINT;
36. SOUTH 67°32'26" WEST, A DISTANCE OF 35.20 FEET TO A CALCULATED POINT;
37. SOUTH 76°45'34" WEST, A DISTANCE OF 34.93 FEET TO A CALCULATED POINT;
38. SOUTH 66°48'05" WEST, A DISTANCE OF 30.46 FEET TO A CALCULATED POINT;
39. SOUTH 74°21'28" WEST, A DISTANCE OF 51.92 FEET TO A CALCULATED POINT;
40. NORTH 90°00'00" WEST, A DISTANCE OF 24.00 FEET TO A CALCULATED POINT;
41. NORTH 71°33'54" WEST, A DISTANCE OF 25.30 FEET TO A CALCULATED POINT;
42. NORTH 90°00'00" WEST, A DISTANCE OF 32.00 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
43. ALONG SAID CURVE HAVING A RADIUS OF 26.25 FEET, AN ARC LENGTH OF 30.87 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74°03'17" WEST, A DISTANCE OF 29.12 FEET TO A CALCULATED POINT;
44. NORTH 53°05'30" WEST, A DISTANCE OF 19.93 FEET TO A CALCULATED POINT ON A COMMON LINE OF AFOREMENTIONED PART 1 AND AFOREMENTIONED KELLAM ROAD R.O.W.;

THENCE, ALONG THE COMMON LINE OF AFOREMENTIONED PART 1 AND AFOREMENTIONED R.O.W. LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 42°21'46" WEST, A DISTANCE OF 44.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PELTON BOUNDARY";
2. NORTH 69°31'43" WEST, A DISTANCE OF 87.14 FEET TO A CALCULATED POINT;

THENCE DEPARTING SAID KELLAM ROAD R.O.W., OVER AND ACROSS SAID PART 1 THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. NORTH 43°37'04" WEST, A DISTANCE OF 6.16 FEET TO A CALCULATED POINT;
2. NORTH 75°57'50" WEST, A DISTANCE OF 16.49 FEET TO A CALCULATED POINT;
3. NORTH 63°26'06" WEST, A DISTANCE OF 35.78 FEET TO A CALCULATED POINT;
4. NORTH 75°57'50" WEST, A DISTANCE OF 32.99 FEET TO A CALCULATED POINT;
5. NORTH 63°26'06" WEST, A DISTANCE OF 8.94 FEET TO A CALCULATED POINT;
6. NORTH 45°00'00" WEST, A DISTANCE OF 5.66 FEET TO A CALCULATED POINT;
7. NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT;
8. ALONG SAID CURVE, HAVING A RADIUS OF 27.21 FEET, AN ARC LENGTH OF 62.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75°57'50" WEST, 49.48 FEET TO A CALCULATED POINT;
9. NORTH 90°00'00" WEST, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
10. NORTH 45°00'00" WEST, A DISTANCE OF 5.66 FEET TO A CALCULATED POINT;
11. SOUTH 71°54'23" WEST, A DISTANCE OF 1.60 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE LEFT, SAME BEING IN THE EASTERLY R.O.W. LINE OF KELLAM ROAD;

THENCE, WITH SAID R.O.W. LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 1059.00 FEET, AN ARC LENGTH OF 134.72 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05°22'59" EAST, 134.63 FEET TO THE POINT OF BEGINNING, CONTAINING 6.286 ACRES OF LAND, MORE OR LESS.

SOUTH DRAINAGE EASEMENT "DE" DESCRIPTION

BEING A 9.484 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 212.636 ACRES (PART 1) CONVEYED TO WLH COMMUNITIES – TEXAS LLC BY WARRANTY DEED DATED DECEMBER 16, 2019 AND RECORDED IN DOCUMENT NO. 2019197507, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 9.484 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH TRAVIS COUNTY ALUMINUM CAP FOUND ON THE WESTERLY LINE OF SAID PART 1, SAME BEING AT AN INTERIOR CORNER ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF KELLAM ROAD (R.O.W. VARIES), DESCRIBED IN DOCUMENT NUMBER 2014091056, O.P.R.T.C.TX., FROM WHICH A 5/8-INCH IRON ROD WITH TRAVIS COUNTY ALUMINUM CAP FOUND ON THE WESTERLY LINE OF SAID TRACT 2, SAME BEING IN THE EASTERLY R.O.W. LINE OF KELLAM ROAD, BEARS SOUTH 33°32'43" WEST A DISTANCE OF 167.47 FEET;

THENCE, NORTH 46°39'44" EAST, ALONG THE COMMON LINE OF SAID PART 1 AND SAID KELLAM ROAD R.O.W., A DISTANCE OF 45.62 FEET TO A CALCULATED POINT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;  
(GRID COORDINATES: N=10,035,641.87 E=3,158,012.74)

THENCE, NORTH 46°39'44" EAST, ALONG SAID COMMON LINE OF SAID PART 1 AND SAID KELLAM ROAD R.O.W., A DISTANCE OF 31.36 FEET TO A CALCULATED POINT;

THENCE, DEPARTING SAID KELLAM ROAD R.O.W., OVER AND ACROSS SAID PART 1 THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES:

1. SOUTH 51°24'15" EAST, A DISTANCE OF 3.87 FEET TO A CALCULATED POINT;
2. NORTH 33°21'19" EAST, A DISTANCE OF 14.69 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE, HAVING A RADIUS OF 76.21 FEET, AND ARC LENGTH OF 54.29 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°13'38" EAST, 53.15 FEET TO A CALCULATED POINT;
4. SOUTH 50°36'46" EAST, A DISTANCE OF 170.31 FEET TO A CALCULATED POINT;
5. SOUTH 29°50'52" EAST, A DISTANCE OF 73.45 FEET TO A CALCULATED POINT;
6. SOUTH 61°23'22" EAST, A DISTANCE OF 78.31 FEET TO A CALCULATED POINT;
7. SOUTH 58°14'26" EAST, A DISTANCE OF 85.76 FEET TO A CALCULATED POINT;
8. SOUTH 74°47'15" EAST, A DISTANCE OF 82.04 FEET TO A CALCULATED POINT;
9. SOUTH 86°09'56" EAST, A DISTANCE OF 128.92 FEET TO A CALCULATED POINT;
10. SOUTH 81°03'43" EAST, A DISTANCE OF 82.58 FEET TO A CALCULATED POINT;
11. SOUTH 65°05'54" EAST, A DISTANCE OF 171.60 FEET TO A CALCULATED POINT;
12. SOUTH 65°34'35" EAST, A DISTANCE OF 39.52 FEET TO A CALCULATED POINT;
13. SOUTH 59°59'23" EAST, A DISTANCE OF 56.89 FEET TO A CALCULATED POINT;
14. NORTH 67°45'57" EAST, A DISTANCE OF 17.49 FEET TO A CALCULATED POINT;
15. NORTH 78°41'33" EAST, A DISTANCE OF 27.82 FEET TO A CALCULATED POINT;
16. SOUTH 29°07'35" EAST, A DISTANCE OF 13.56 FEET TO A CALCULATED POINT;
17. SOUTH 52°41'46" EAST, A DISTANCE OF 11.46 FEET TO A CALCULATED POINT;
18. SOUTH 64°16'17" EAST, A DISTANCE OF 132.98 FEET TO A CALCULATED POINT;
19. NORTH 79°04'38" EAST, A DISTANCE OF 25.20 FEET TO A CALCULATED POINT;
20. SOUTH 16°30'16" EAST, A DISTANCE OF 36.67 FEET TO A CALCULATED POINT;
21. SOUTH 66°36'02" EAST, A DISTANCE OF 130.06 FEET TO A CALCULATED POINT;
22. NORTH 82°52'30" EAST, A DISTANCE OF 73.49 FEET TO A CALCULATED POINT;
23. SOUTH 62°39'00" EAST, A DISTANCE OF 14.17 FEET TO A CALCULATED POINT;
24. NORTH 28°53'12" EAST, A DISTANCE OF 43.13 FEET TO A CALCULATED POINT;
25. SOUTH 80°01'05" EAST, A DISTANCE OF 110.18 FEET TO A CALCULATED POINT;
26. SOUTH 63°39'44" EAST, A DISTANCE OF 97.83 FEET TO A CALCULATED POINT;
27. SOUTH 43°30'42" EAST, A DISTANCE OF 67.61 FEET TO A CALCULATED POINT;
28. NORTH 62°56'29" WEST, A DISTANCE OF 109.42 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
29. NORTH 83°19'49" WEST, A DISTANCE OF 58.86 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
30. SOUTH 27°03'31" WEST, A DISTANCE OF 37.94 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
31. SOUTH 88°20'59" WEST, A DISTANCE OF 108.08 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
32. NORTH 66°31'52" WEST, A DISTANCE OF 395.98 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY";
33. SOUTH 27°13'45" WEST, A DISTANCE OF 597.97 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET IN THE SOUTH LINE OF AFOREMENTIONED PART 1;

THENCE, NORTH 62°46'15" WEST, ALONG THE COMMON SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID PART 1, A DISTANCE OF 501.91 FEET TO A CALCULATED POINT;

THENCE, DEPARTING SAID SOUTH LINE, OVER AND ACROSS SAID PART 1 THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

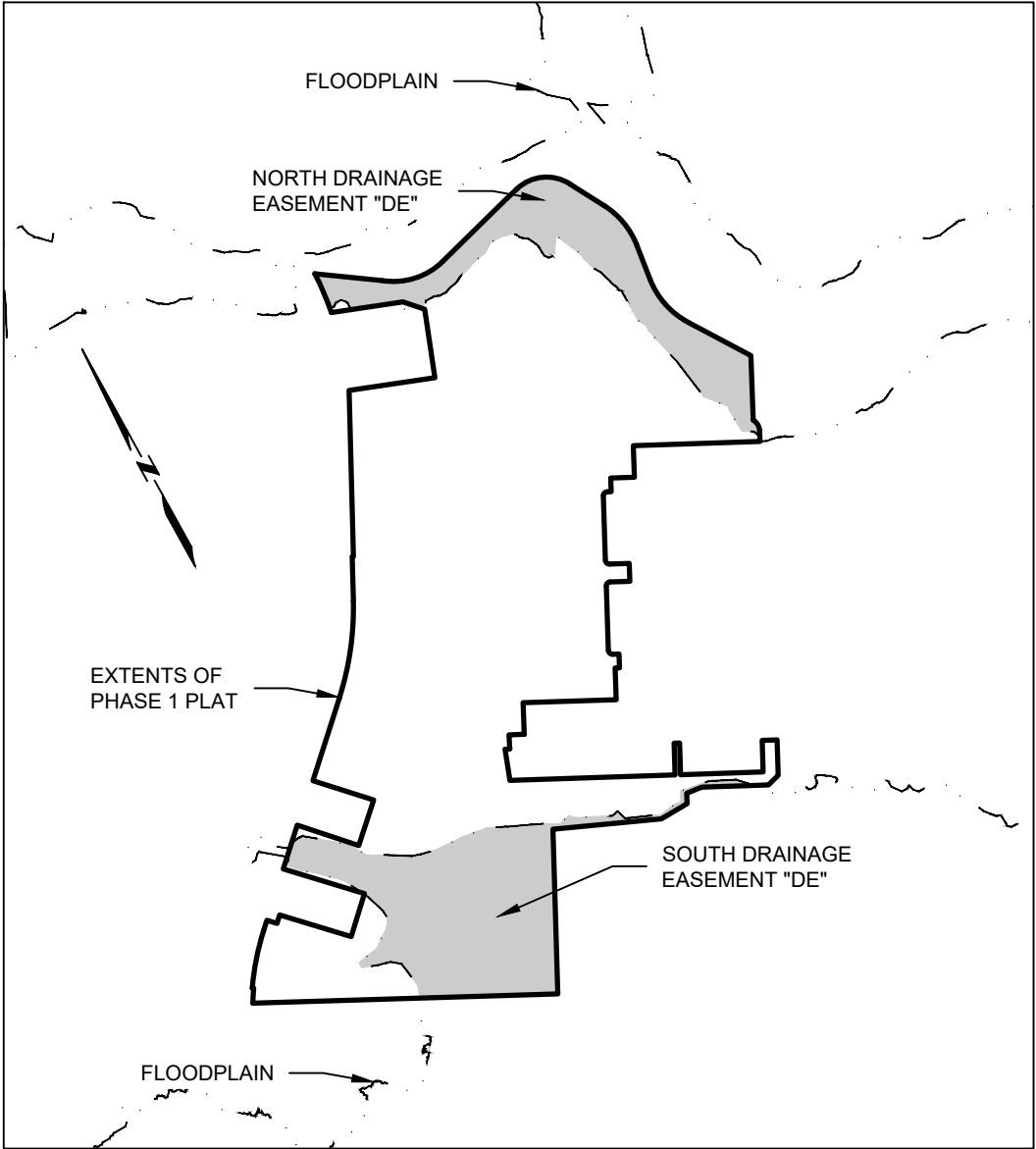
1. NORTH 20°23'49" EAST, A DISTANCE OF 45.69 FEET TO A CALCULATED POINT;
2. NORTH 07°40'44" WEST, A DISTANCE OF 97.45 FEET TO A CALCULATED POINT;
3. NORTH 49°23'55" WEST, A DISTANCE OF 40.02 FEET TO A CALCULATED POINT;
4. NORTH 74°49'59" WEST, A DISTANCE OF 51.04 FEET TO A CALCULATED POINT;
5. NORTH 69°25'45" WEST, A DISTANCE OF 50.55 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
6. ALONG SAID CURVE, HAVING A RADIUS OF 12.37 FEET, AN ARC LENGTH OF 30.24 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05°35'54" EAST. 23.25 FEET TO A CALCULATED POINT;
7. NORTH 75°16'24" EAST, A DISTANCE OF 16.56 FEET TO A CALCULATED POINT;
8. NORTH 80°26'35" EAST, A DISTANCE OF 59.61 FEET TO A CALCULATED POINT;
9. NORTH 51°53'15" EAST, A DISTANCE OF 41.19 FEET TO A CALCULATED POINT;
10. NORTH 58°10'21" EAST, A DISTANCE OF 23.70 FEET TO A CALCULATED POINT;
11. NORTH 46°54'33" EAST, A DISTANCE OF 29.48 FEET TO A CALCULATED POINT;
12. NORTH 30°39'02" EAST, A DISTANCE OF 21.80 FEET TO A CALCULATED POINT;
13. NORTH 02°39'47" WEST, A DISTANCE OF 29.89 FEET TO A CALCULATED POINT;
14. NORTH 17°21'14" WEST, A DISTANCE OF 69.85 FEET TO A CALCULATED POINT;
15. NORTH 26°44'14" WEST, A DISTANCE OF 22.38 FEET TO A CALCULATED POINT ON THE COMMON LINE OF THE HEREIN DESCRIBED TRACT, SAID PART 1, AND SAID KELLAM ROAD R.O.W.;

THENCE, ALONG THE COMMON LINES OF SAID PART 1 AND SAID KELLAM ROAD R.O.W. THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 45°53'21" EAST, A DISTANCE OF 2.73 FEET TO A 5/8-INCH IRON ROD WITH TRAVIS COUNTY ALUMINUM CAP;
2. NORTH 44°06'39" WEST, A DISTANCE OF 8.74 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID PART 1 AND SAID KELLAM ROAD R.O.W.;

THENCE, DEPARTING SAID KELLAM ROAD R.O.W., OVER AND ACROSS SAID PART 1 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 26°44'14" WEST, A DISTANCE OF 71.89 FEET TO A CALCULATED POINT;
2. NORTH 37°14'05" WEST, A DISTANCE OF 21.81 FEET TO A CALCULATED POINT;
3. NORTH 47°00'53" WEST, A DISTANCE OF 97.78 FEET TO A CALCULATED POINT;
4. NORTH 50°02'53" WEST, A DISTANCE OF 56.28 FEET TO A CALCULATED POINT;
5. NORTH 41°38'01" WEST, A DISTANCE OF 34.50 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
6. ALONG SAID CURVE, HAVING RADIUS OF 22.28 FEET, AN ARC LENGTH OF 17.18 FEET, AND A CHORD BEARING AND DISTANCE NORTH 01°17'01" WEST, 16.76 FEET TO A CALCULATED POINT;
7. NORTH 40°07'26" EAST, A DISTANCE OF 20.15 FEET TO A CALCULATED POINT;
8. NORTH 50°28'58" WEST, A DISTANCE OF 5.54 FEET TO THE POINT OF BEGINNING, CONTAINING 9.484 ACRES OF LAND, MORE OR LESS.





PELTON

LAND SOLUTIONS

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LONGVIEW, PHASE 1

TRAVIS COUNTY, TEXAS

JOB #:	WLH18001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	NOVEMBER 2019
REVISIONS:	JANUARY, 2022

SHEET

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