Travis County Commissioners Court Agenda Request

Meeting Date: October 7, 2014
Prepared By: Michael Hettenhausen, Planner **Phone #:** (512) 854-7563
Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Department Head/Title: Steven M. Manilla, P.E., County Executive-TNR
Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE:
Consider and take appropriate action on the following requests:
A) Whisper Valley Village 1 Phase 1 Preliminary Plan (Preliminary Plan - 257 total lots (198 single family residential lots, 39 townhome lots, 18 drainage/greenbelt/open space lots, and one amenity center lot) - 79.97 acres - City of Austin ETJ); and
B) The use of an Alternative Fiscal Agreement for Whisper Valley Village 1 Phase 1 Final Plat in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:
A) This preliminary plan consists of 257 total lots (198 single family residential lots, 39 townhome lots, 18 drainage/greenbelt/open space lots, and one amenity center lot) on 79.97 acres. The property fronts on Braker Lane. The application includes 12,064 linear feet of proposed public streets. Water and wastewater service will be provided by the City of Austin. Parkland dedication, fees in lieu of parkland dedication, or fiscal surety are not required with the preliminary plan application.

B) The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under the Alternative Fiscal Agreement, the final plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:
As this preliminary plan application meets all Single Office requirements and is scheduled for approval by the City of Austin Zoning and Platting Commission at its October 7, 2014 meeting, Single Office staff recommends approval of the preliminary plan.

Staff also finds the use of the Alternative Fiscal Agreement meets all Travis County standards. As such, TNR staff recommends the approval of the Alternative Fiscal Agreement.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by any owners of neighboring properties or registered any interested parties.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

EXHIBITS/ATTACHMENTS:

Precinct map
Location map
Proposed preliminary plan
Alternative Fiscal Agreement
Extension of Sixty-Day Period Waiver

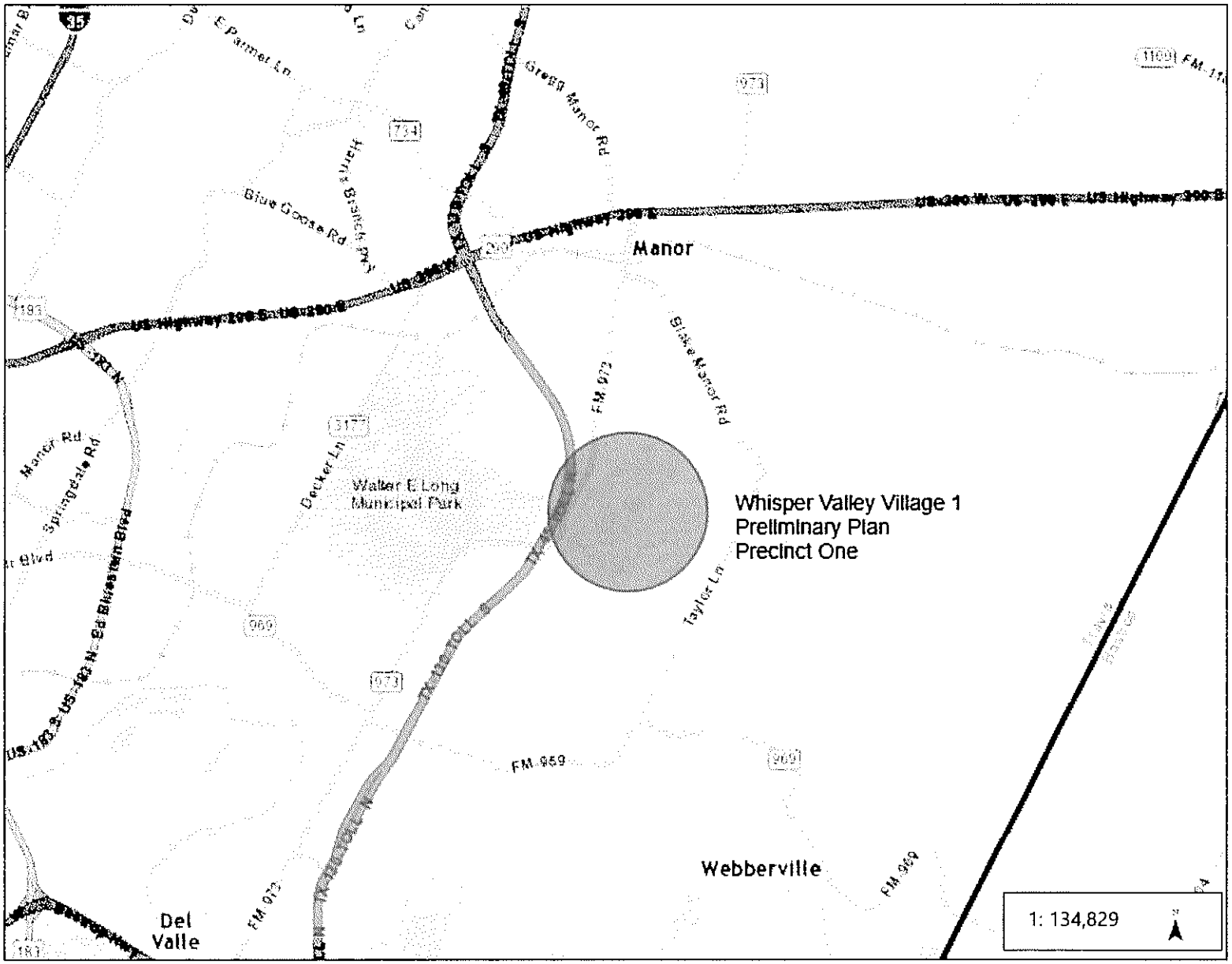
REQUIRED AUTHORIZATIONS:

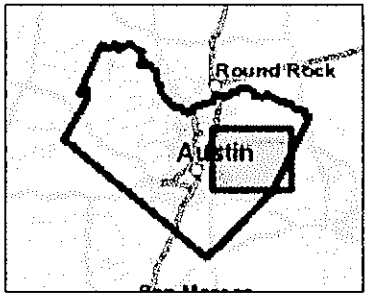
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:mh
1101 - Development Services Long Range Planning- Whisper Valley Village 1 Phase 1 Preliminary Plan

Your Organization





Legend

Notes

Enter your Notes.

4.3 0 2.13 4.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

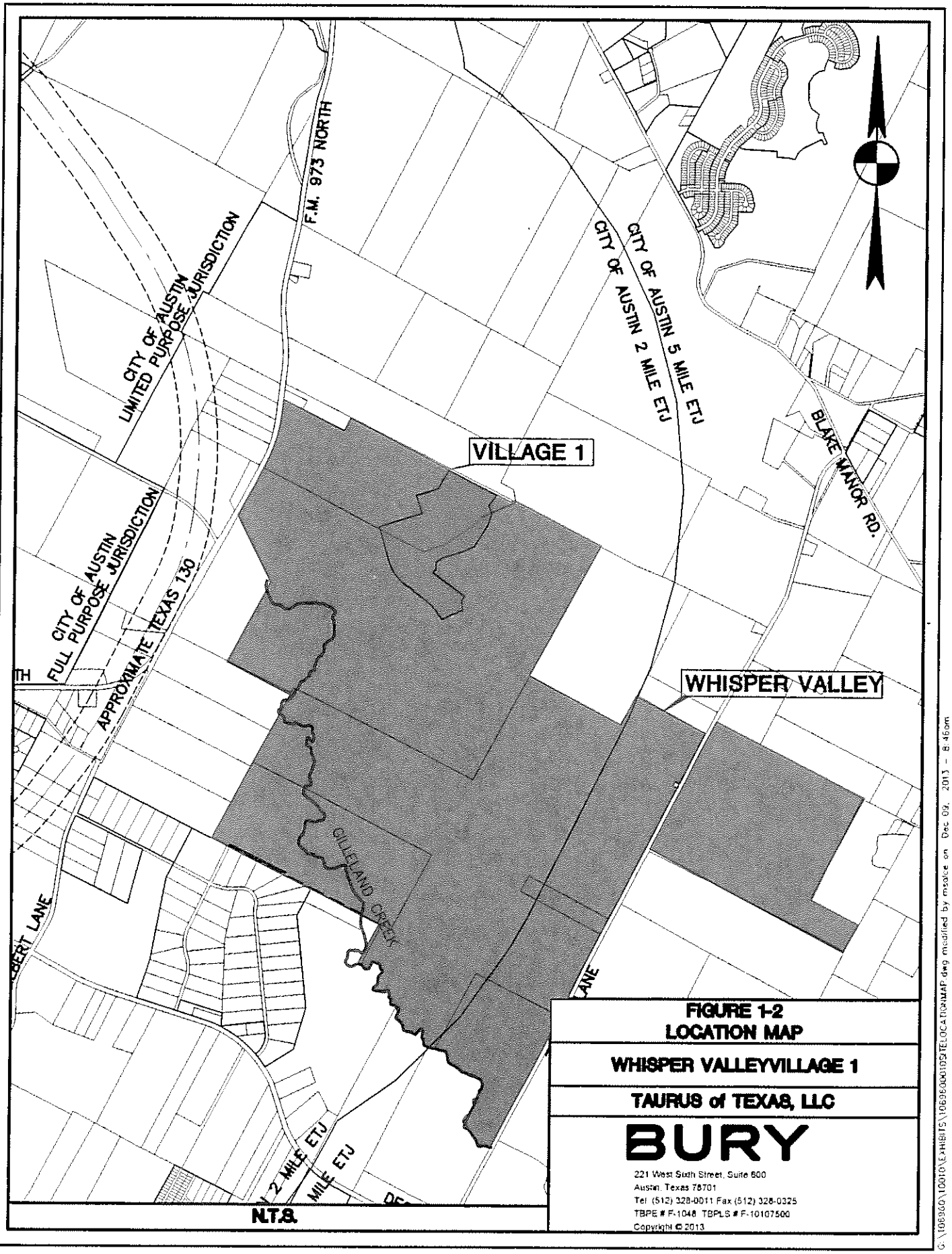

FIGURE 1-2
LOCATION MAP

WHISPER VALLEYVILLAGE 1

TAURUS of TEXAS, LLC

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500

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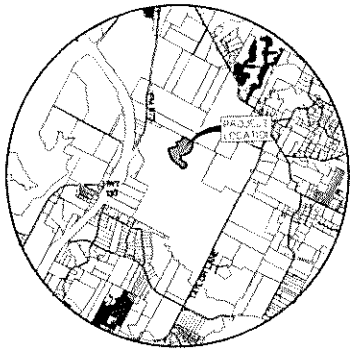
G:\106960\10010\EXHIBITS\106960010STELOCATIONMAP.dwg modified by msalce on Dec 09, 2013 - 8:46am

PRELIMINARY PLAN
FOR
WHISPER VALLEY
VILLAGE 1 - PHASE 1



VICINITY MAP
N.T.S.

OWNER CLUB DEAL 120 WHISPER VALLEY L.P
9285 HUNTINGTON SQUARE
NORTH RICHLAND HILLS, TEXAS, 76182
(817) 788-1000

ENGINEER BURY+AUS, INC.
221 WEST SIXTH STREET SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48453C0480H AND 48453C0485H, A PORTION OF THE TRACT IS LOCATED IN A 100-YR FLOODPLAIN.

LEGAL DESCRIPTION

OF 2066.84 ACRES OF LAND OUT OF THE LEVI PIGAME INN SURVEY NO. 40, ABSTRACT NO. 60, THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT NO. 12, AND THE JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 6, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 546.08 ACRE, 194.73 ACRE, 12.50 ACRE, 750.53 ACRE, 19.00 ACRE, 563.964 ACRE TRACTS OF LAND CONVEYED TO CLUB DEAL 120 WHISPER VALLEY LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2006152878 OF SAID OFFICIAL PUBLIC RECORDS.

BENCHMARK NOTE:

TBM 250 - 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "BURY"
±75' EAST OF FM 973 ±400' SOUTH OF ALIGNMENT STA 12+56.85
N. 10083907.086
E. 3118913.3.87
GPS ELEV=498.96

TBM 251 - 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "BURY"
±80' EAST OF FM 973 ±350' NORTH OF ALIGNMENT STA 12+56.85
N. 10084400.834
E. 3117914.334
GPS ELEV=457.08

TBM 264 - 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "BURY"
±180' NORTHEAST OF ALIGNMENT STA 36+60.00
N. 10081701.834
E. 3117224.435
GPS ELEV=478.92

TBM 266 - 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "BURY"
±140' WEST OF ALIGNMENT STA 36+98.18
N. 10082760.205
E. 3117026.327
GPS ELEV=472.01

BURY+AUS, INC. DATE
QAQC REVIEW APPROVAL

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500

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PERMIT NO. C8J-2013-0224

ADDRESS AUSTIN TEXAS

SUBMITTAL DATE DECEMBER 11, 2013

SUBMITTED BY DWAYNE SHOPPA, P.E. DATE
BURY+AUS, INC.
221 WEST SIXTH STREET SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

I, DWAYNE SHOPPA, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: G:\106960\10010\PRELIMINARY PLAN\106960010CVR01.dwg

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	SITE INFORMATION AND GENERAL NOTES
3	PRELIMINARY PLAN MASTER SITE PLAN
4	PRELIMINARY PLAN "A"
5	PRELIMINARY PLAN "B"
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	SLOPE MAP "A"
9	SLOPE MAP "B"
10	TREE PLAN MAP "A"
11	TREE PLAN MAP "B"
12	TREE LIST
EXC	MASTER STORM SEWER PLAN

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.S	TOTAL # SHEETS IN PLAN SET	NET CHANGE (NO. OF COVER SHS.)	TOTAL SITE IMP. COVER (AC.) (%)	CITY OF AUSTIN APPROVAL DATE	DATE EMAILED

NOTES:

1. NO FINAL PLAT SHALL BE APPROVED BEFORE THE RESPECTIVE BRAKER LANE RIGHT-OF-WAY SECTION IS DEDICATED TO TRAVIS COUNTY.
2. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (6) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE FOR CUT FILL UP TO 12 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
3. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (7) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE FOR CUT FILL UP TO 8 FEET.
4. AS ALLOWED IN THE PUD ORDINANCE #20100826-006 STAFF HAS GRANTED AN ADMINISTRATIVE VARIANCE TO CHAPTER 25-8 SUBCHAPTER A ARTICLE 7 DIVISION 3 (CONSTRUCTION ON SLOPES).
5. PUD ORDINANCE #20100826-06, THE WHISPER VALLEY AND INDIAN HILLS ANNEXATION AND DEVELOPMENT AGREEMENT AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT REQUIRE THE DEDICATION OF AT LEAST 200 ACRES OF PUBLICLY DEDICATED AND PRIVATE OPEN SPACE. THE WHISPER VALLEY PRIVATE OPEN SPACE REQUIREMENT FOR THIS PRELIMINARY PLAN IS SATISFIED WITH THE DEDICATION OF 7.34 ACRES OF OSP (OPEN SPACE/PARKLAND).

SHEET 1 OF 12

C8J-2013-0224

WHISPER VALLEY - VILLAGE 1
FOR PRELIMINARY PLAN / 55% IC
6/24/2014

APPENDIX Q-1: NET SITE AREA

Total gross site area =			[illegible]	Acres
Site Deductions				
Critical water quality zone (CWQZ) =			[illegible]	Acres
Water quality transition zone (WQTZ) =			[illegible]	Acres
Wastewater irrigation areas =			[illegible]	Acres
Deductions subtotal =			27.01	Acres
Upland area (Gross area minus total deductions) =			46.04	Acres
Net Site Area Calculation:				
Area of Uplands with Slopes 0-15%	[illegible]	X100% =	44.74	Acres
Area of Uplands with Slopes 15-25%	[illegible]	X40% =	[illegible]	Acres
Area of Uplands with Slopes 25-35%	[illegible]	X20% =	0.18	Acres
Net Site Area (subtotal) =			[illegible]	Acres

APPENDIX Q-2: IMPERVIOUS COVER

Allowable Impervious Cover				
Impervious cover allowed at	30	% X WQTZ =	4.81	Acres
Impervious cover allowed at	[illegible]	% X NSA =	25.32	Acres
Deductions for perimeter roadway =				Acres
Total impervious cover =			33.13	Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15-25% = 2.4 Acres X 10% = 0.24 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Impervious cover in WQTZ =	[illegible] Acres =	22.4	%
Impervious cover in Uplands Zone =	[illegible] Acres =	[illegible]	%
Total proposed impervious cover =	25.38 Acres		

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER: BUILDING AND OTHER IMPERVIOUS COVER — AC.	% OF CATEGORY	DRIVEWAYS/ ROADWAYS — AC.	% OF CATEGORY
0-15%	[illegible]	[illegible]	24.7%	[illegible]	[illegible]
15-25%	2.40	0		0	
25-35%	0.90	0		0	
Over 35%	0.10	0		0	
Total Site Area	74.03				

WHISPER VALLEY - VILLAGE 1
FOR PRELIMINARY PLAN 55% IC
6/24/2014

APPENDIX Q-1: NET SITE AREA

Total gross site area =			[illegible]	Acres
Site Deductions				
Critical water quality zone (CWQZ) =			[illegible]	Acres
Water quality transition zone (WQTZ) =			[illegible]	Acres
Wastewater irrigation areas =			[illegible]	Acres
Deductions subtotal =			0.00	Acres
Upland area (Gross area minus total deductions) =			2.40	Acres
Net Site Area Calculation:				
Area of Uplands with Slopes 0-15%	2.4	X100% =	2.40	Acres
Area of Uplands with Slopes 15-25%	0	X40% =	0.00	Acres
Area of Uplands with Slopes 25-35%	0	X20% =	0.00	Acres
Net Site Area (subtotal) =			2.40	Acres

APPENDIX Q-2: IMPERVIOUS COVER

Allowable Impervious Cover				
Impervious cover allowed at	30	% X WQTZ =	0.00	Acres
Impervious cover allowed at	65	% X NSA =	1.56	Acres
Deductions for perimeter roadway =				Acres
Total impervious cover =			1.56	Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15-25% = 0 Acres X 10% = 0.00 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Impervious cover in WQTZ =	0 Acres =	[illegible]	%
Impervious cover in Uplands Zone =	1.28 Acres =	53.3	%
Total proposed impervious cover =	1.28 Acres		%

PROPOSED IMPERVIOUS COVER ON SLOPES

4.79

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER: BUILDING AND OTHER IMPERVIOUS COVER — AC.	% OF CATEGORY	DRIVEWAYS/ ROADWAYS — AC.	% OF CATEGORY
0-15%	[illegible]	1.28	53.3%	0	0.0%
15-25%	0.00	0		0	
25-35%	0.00	0		0	
Over 35%	0.00	0		0	
Total Site Area	2.40				

WHISPER VALLEY - VILLAGE 1
FOR PRELIMINARY PLAN 60% IC
4/3/2014

APPENDIX Q-1: NET SITE AREA

Total gross site area =			[illegible]	Acres
Site Deductions				
Critical water quality zone (CWQZ) =			[illegible]	Acres
Water quality transition zone (WQTZ) =			[illegible]	Acres
Wastewater irrigation areas =			[illegible]	Acres
Deductions subtotal =			0.48	Acres
Upland area (Gross area minus total deductions) =			[illegible]	Acres
Net Site Area Calculation:				
Area of Uplands with Slopes 0-15%	[illegible]	X100% =	5.68	Acres
Area of Uplands with Slopes 15-25%	[illegible]	X40% =	0.13	Acres
Area of Uplands with Slopes 25-35%	[illegible]	X20% =	0.00	Acres
Net Site Area (subtotal) =			5.81	Acres

APPENDIX Q-2: IMPERVIOUS COVER

Allowable Impervious Cover				
Impervious cover allowed at	30	% X WQTZ =	0.14	Acres
Impervious cover allowed at	[illegible]	% X NSA =	4.42	Acres
Deductions for perimeter roadway =				Acres
Total impervious cover =			4.56	Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15-25% = 0 Acres X 10% = 0.00 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Impervious cover in WQTZ =	0 Acres =	[illegible]	%
Impervious cover in Uplands Zone =	[illegible] Acres =	[illegible]	%
Total proposed impervious cover =	2.25 Acres		

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER: BUILDING AND OTHER IMPERVIOUS COVER — AC.	% OF CATEGORY	DRIVEWAYS/ ROADWAYS — AC.	% OF CATEGORY
0-15%	[illegible]	[illegible]	32.0%	[illegible]	[illegible]
15-25%	0.32	0		0	
25-35%	0.00	0		0	
Over 35%	0.00	0		0	
Total Site Area	[illegible]				

LAND USE TABLE*

LAND USE	NO. OF LOTS	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (BLOCKS A, B, C, [illegible])	198	[illegible]
TOWNHOMES (BLOCKS [illegible])	38	[illegible]
OPEN SPACE / PARK / DRAINAGE / [illegible]	18	28.408
AMENITY	1	[illegible]
STREET RIGHT OF WAY		11.43
TOTALS	237	[illegible]

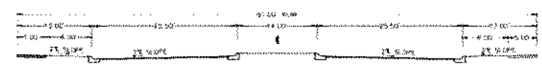
BUILDING TYPE	SINGLE FAMILY DETACHED	SINGLE FAMILY (TOWNHOMES)	SINGLE FAMILY (TOWNHOMES)	COMMERCIAL
MINIMUM LOT WIDTH	[illegible]	[illegible]	25	[illegible]
MAXIMUM IMPERVIOUS COVER	[illegible]	[illegible]	[illegible]	[illegible]

PER APPROVED PLANNED DEVELOPMENT UNIT (C814-2009-00??)

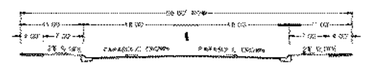
STREET INFORMATION*

NAME OF STREET	R.O.W. WIDTH	PAVEMENT WIDTH	TYPICAL CROSS SECTION	SIDEWALK	SIDEWALK WIDTH	CLASSIFICATION	STREET LENGTH (LF)
[illegible]	[illegible]	[illegible]	A	BOTH SIDES	[illegible]	NEIGHBORHOOD COLLECTOR	[illegible]
[illegible]	[illegible]	[illegible]	B	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	B	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	C	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	B	BOTH SIDES	[illegible]	LOCAL	[illegible]
[illegible]	[illegible]	[illegible]	A	BOTH SIDES	[illegible]	NEIGHBORHOOD COLLECTOR	[illegible]
						TOTAL STREET LENGTH	10,375.00

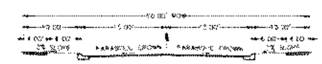
PER APPROVED PLANNED DEVELOPMENT UNIT (C814-2009-00??)



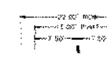
TYPICAL CROSS SECTION A
SCALE: 1"=10'



TYPICAL CROSS SECTION B
SCALE: 1"=10'



TYPICAL CROSS SECTION C
SCALE: 1"=10'



TYPICAL ACCESS ALLEY SECTION D
SCALE: 1"=10'

GENERAL NOTES:

[illegible]

BURY

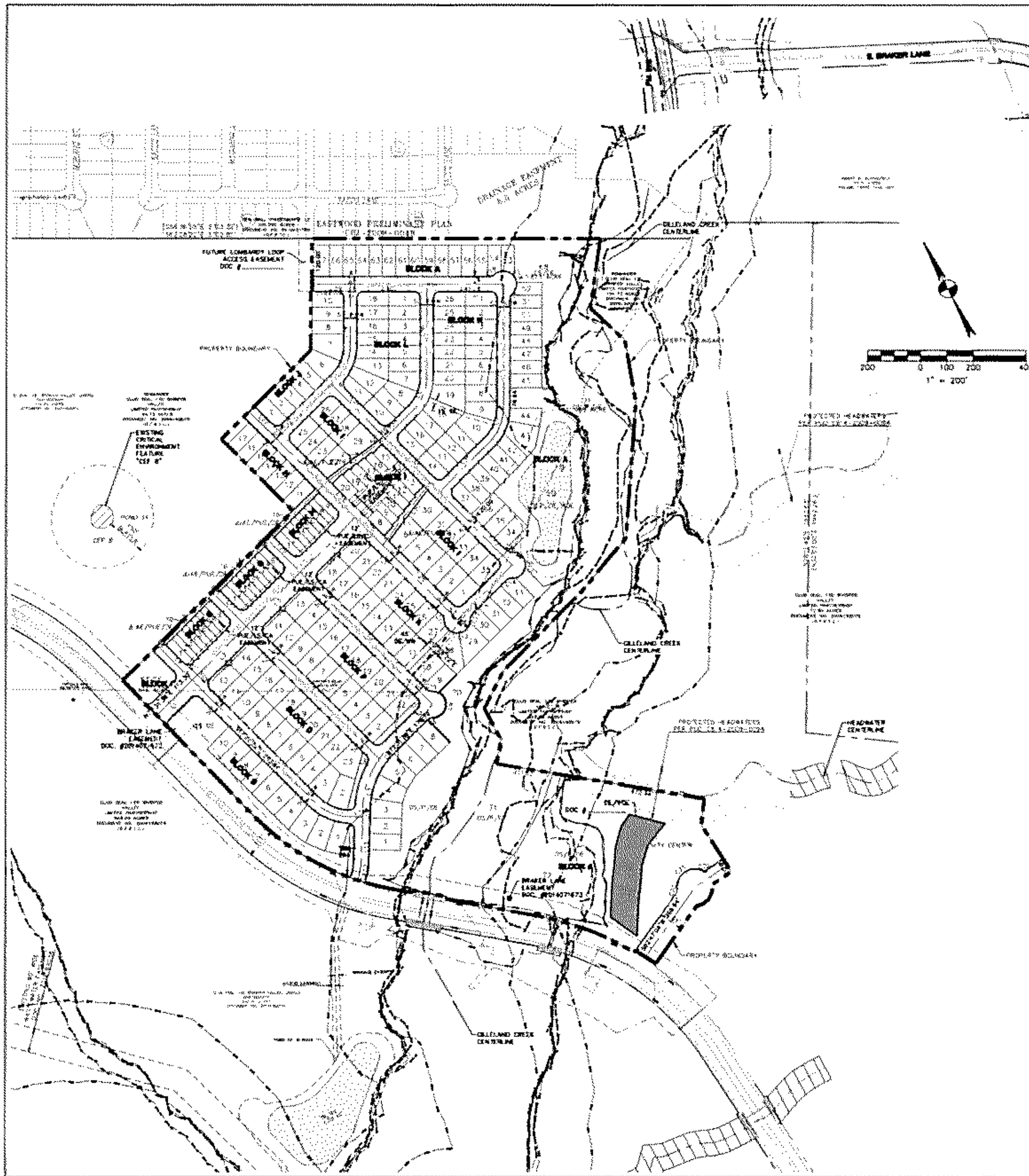
SITE INFORMATION AND GENERAL NOTES

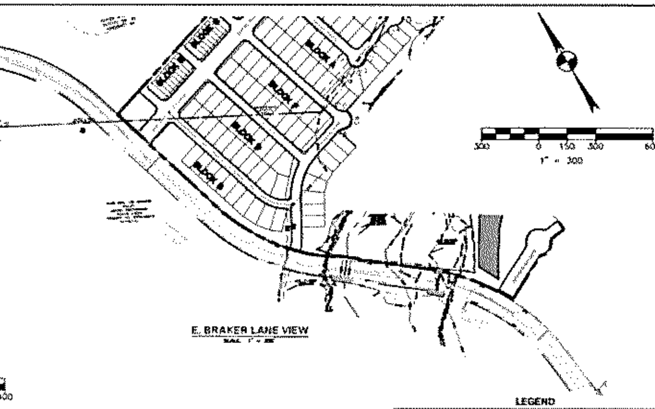
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

SHEET 2 OF 12

C8J-2013-0224





LEGEND

	PROPOSED SUBDIVIDED PROPERTY LINES
	ROW LINE
	PROPERTY LINE
	SIDEWALKS
	SLOPE EASEMENT
WQTZ	WATER QUALITY TRANSITION ZONE
CWQZ	CRITICAL WATER QUALITY ZONE
	PROPOSED 100 YEAR FLOODPLAIN (APPROVED LOMR / PENDING CLMR)
	EXISTING 100 YEAR FLOODPLAIN
	COA 100 YEAR FULLY DEVELOPED FLOODPLAIN
	COA 25 YEAR FULLY DEVELOPED FLOODPLAIN
	PROTECTED HEADWATERS
OS/PUE/WQ	OPEN SPACE/PUBLIC/DRAINAGE EASEMENT/WATER QUALITY
PUE/LS/CA	PUBLIC UTILITY/LANDSCAPE/COMMUNITY AMENITY EASEMENT
WW/DE	WASTEWATER DRAINAGE EASEMENT
JUAE/PUE/DE	JOINT USE ACCESS/PUBLIC UTILITY/DRAINAGE EASEMENT

LAND DESIGNATION TABLE

BLOCK NUMBER	LOT NUMBER	LAND USE	LOT SIZE (AC)
A	35	OS	7.090
A	68	SS - DE	1.853
A	69	[illegible]	0.706
A	70	[illegible]	2.916
A	71	[illegible]	11.068
A	72	[illegible]	3.934
A	73	AMENITY CENTER	4.927
B	11	OS	1.677
C	1	OS	0.518
D	1	OS	0.100
G	13	OS	6.050
[illegible]	13	JUAE/PUE/DE	[illegible]
F	1	OS	[illegible]
F	12	OS	0.050
[illegible]	42	JUAE/PUE/DE	[illegible]
[illegible]	12	JUAE/PUE/DE	[illegible]
[illegible]	1	JUAE/PUE/DE	[illegible]
[illegible]	25	JUAE/PUE/DE	[illegible]
[illegible]	17	OS	[illegible]
			[illegible]

* LAND DESIGNATION TABLE FOR LOTS OTHER THAN RESIDENTIAL USE

FISCAL SECURITY NOTE:

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. [illegible] OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS: STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: [illegible] CHANDRASO ROAD, AND [illegible] BLVD. FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION [illegible]. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: [illegible] CHANDRASO ROAD, AND [illegible] BLVD.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701

PRELIMINARY PLAN MASTER SITE PLAN

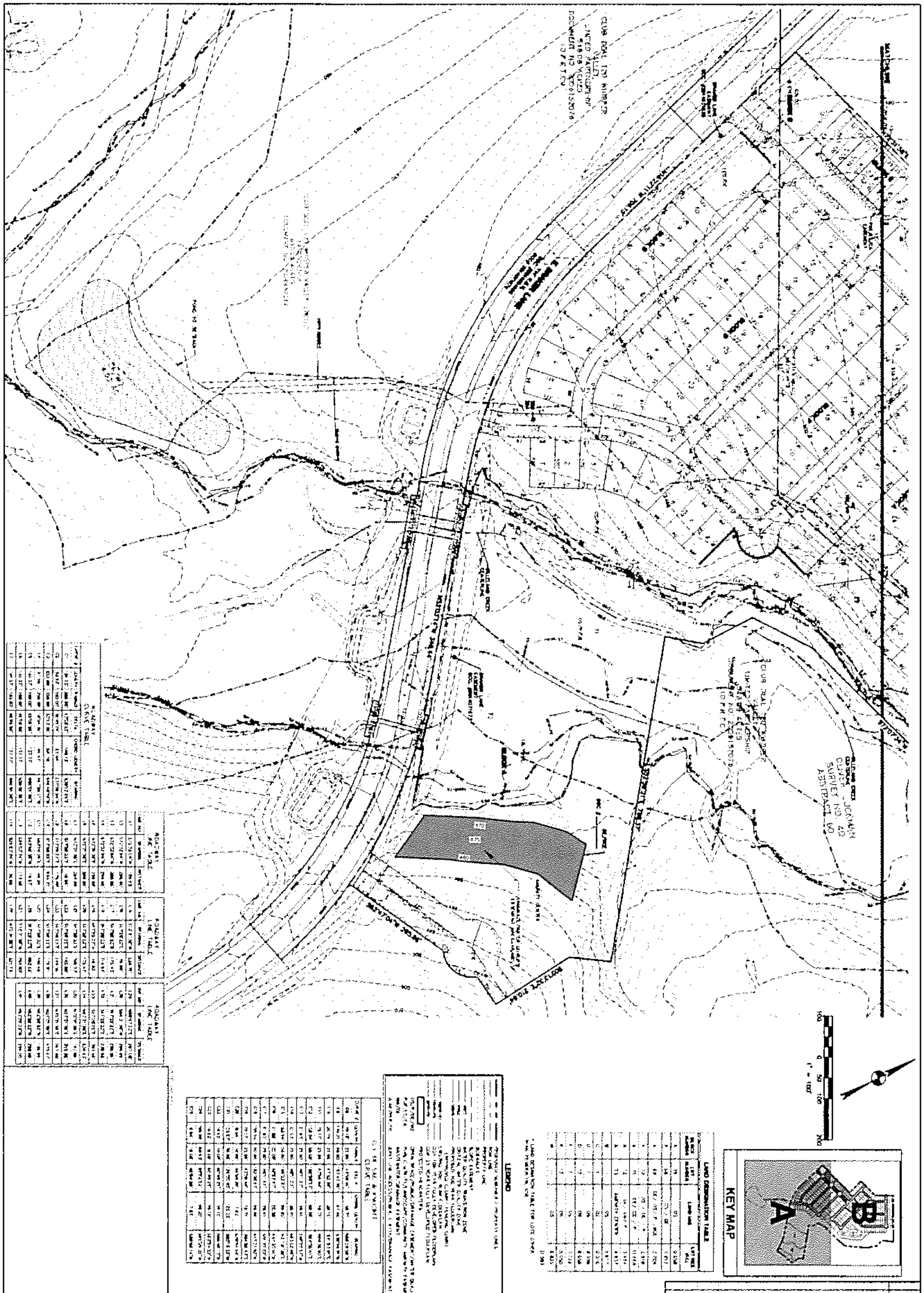
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY: [illegible]
DESIGNED BY: [illegible]
REVIEWED BY: [illegible]
PROJECT NO.: [illegible]

SHEET 3 OF 12

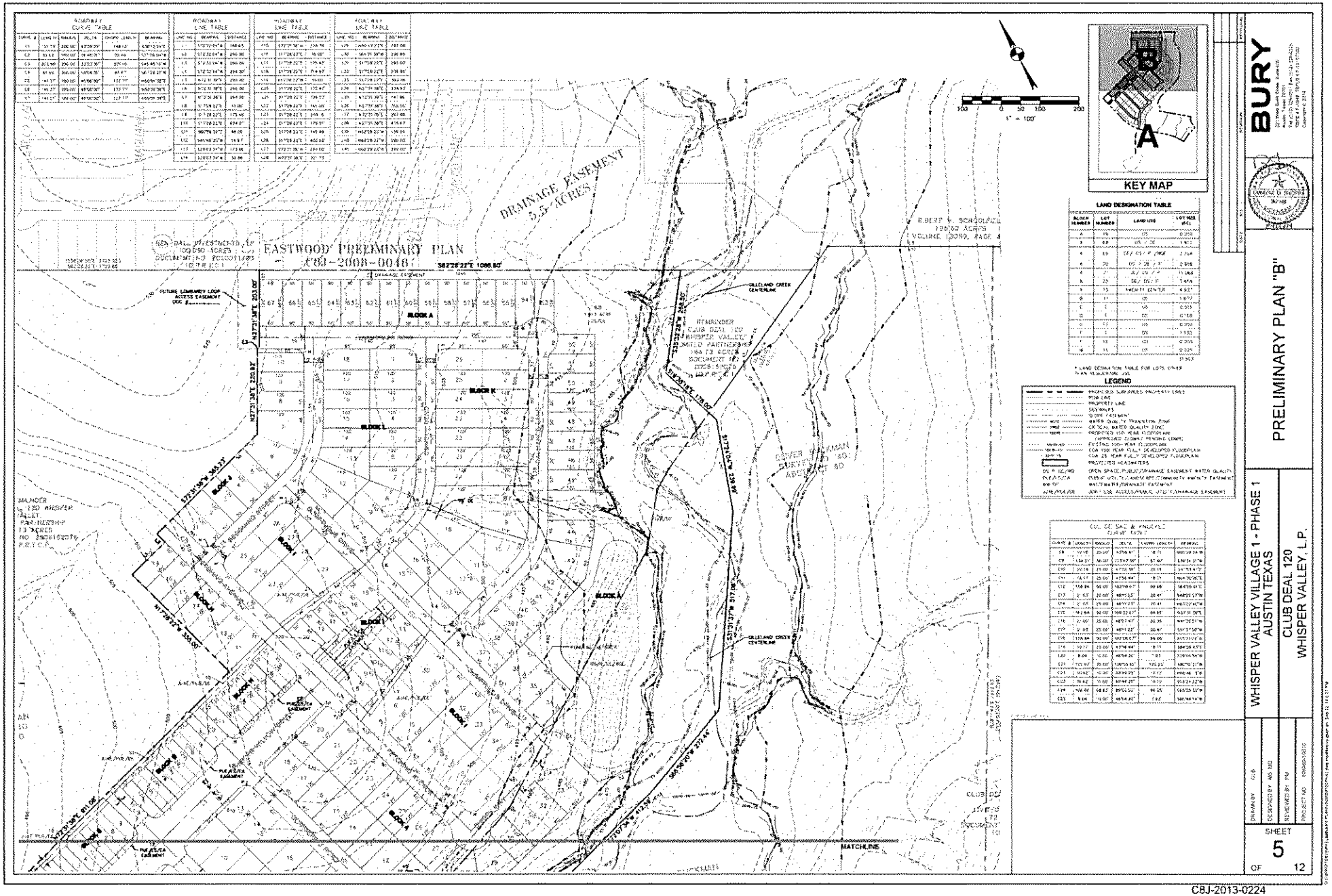
C8J-2013-0224



DRAWN BY: CLB	WHISPER VALLEY VILLAGE 1 - PHASE 1 AUSTIN TEXAS	PRELIMINARY PLAN "A"	BURY
DESIGNED BY: MG MG			
REVIEWED BY: PM	CLUB DEAL 120 WHISPER VALLEY, L.P.		
PROJECT NO: 10000-10010			

SHEET 4 OF 12

C8J-2013-0224



BURY

PRELIMINARY PLAN "B"

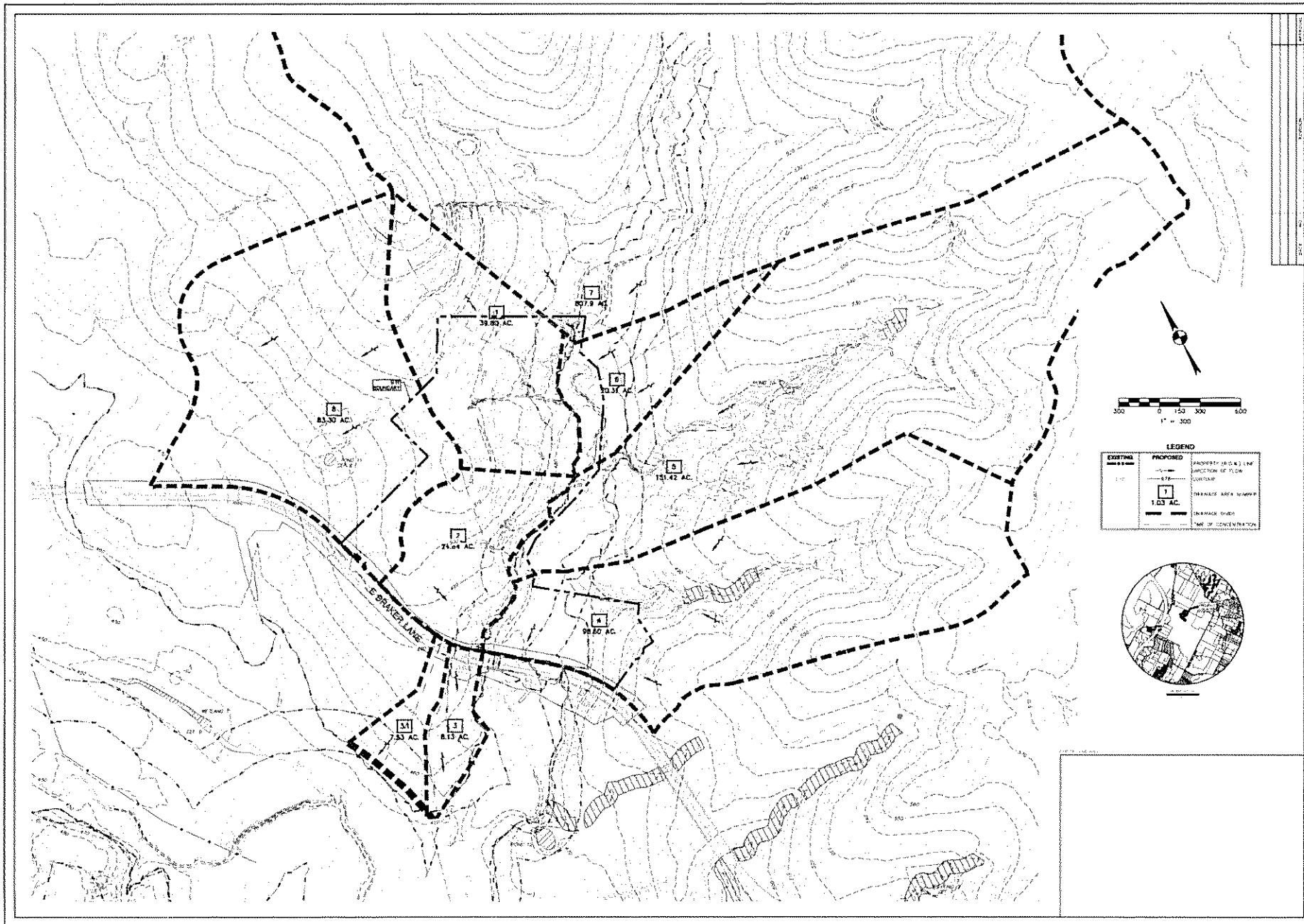
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY CLB
DESIGNED BY MS MG
REVIEWED BY PM
PROJECT NO. 100050.0010

SHEET 5 OF 12

C8J-2013-0224



BURY

EXISTING DRAINAGE AREA MAP

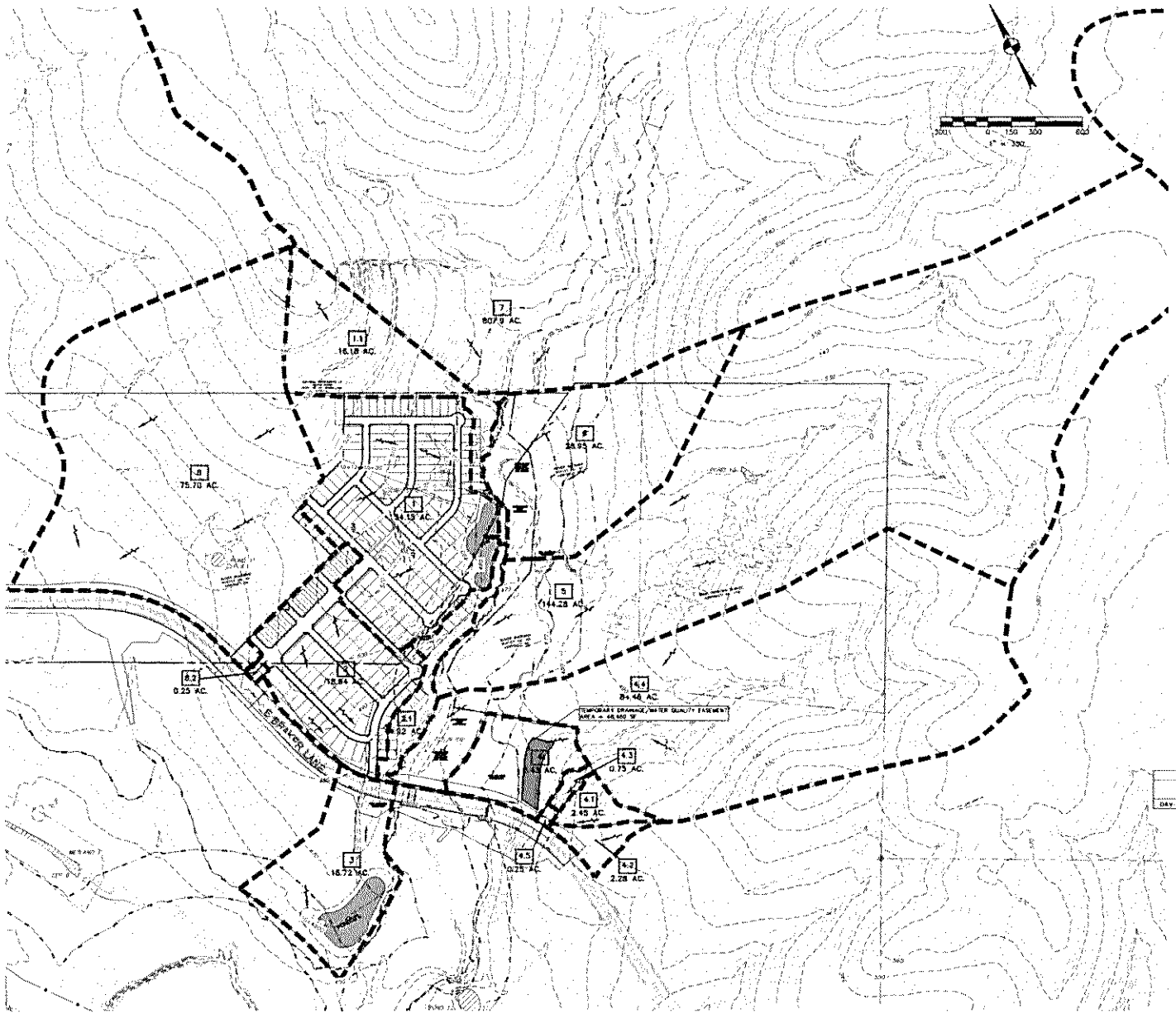
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY: DJB
DESIGNED BY: MB, MG
REVIEWED BY: FM
PROJECT NO.: 109980-15010

SHEET 6 OF 12

C8J-2013-0224



LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		DIRECTION OF FLOW
678	678	CONTOUR
	1 / 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE
		TIME OF CONCENTRATION

NORTH POND (POND 1)
Wet Pond Calculations

Drainage Area Data

Drainage Area to Control (DA): 84.15 ac
Drainage Area Impervious Cover (IC): 60 %
Over Recharge Zone (Yes or No): No
Annual Runoff Coefficient (RV, Table 1-9): 0.424
Liner Type (Clay or Geomembrane): Clay
Depth of Clay Liner: 18 inches (12 in)

Water Quality Control Calculations Required

The Water Quality Control is to be WET POND
Permanent Pool Volume (PPV = 0.167*RV*DA): 602,178 cf
Permanent Pool Area (PPA):
Permanent Pool Elevation (PPE):

Extended Volume (15 to 25 % of PPV): 15,336 to 25,560 cf
Elevation of Extended Detention Berm (PPE+2.5'):

Wet Pool Volume (75% to 100 % of PPV): 70,903 to 95,081 cf

Biological Elements Calculations

Area of Vegetative Bench (minimum 5% of PPA): 7,886 sf
Wetland Planting Quantity (PPA*0.2)/A:
Gambusia Affinis (200*PPA-4,000):

Extended Detention Calculations

Extended Detention Peak Flow (Lower 3-hour Storm): 39.96 cfs
Extended Detention Volume:
Dimension or width of PVC Pipe
(1/2 PPE depth from bottom of Main Pool):
Dimension of PVC pipe: Height/width ___ in
Rectangular Dimension (Trickle Flow Orifice Plate required): Height/width ___ in

SOUTH POND (POND 2)
Wet Pond Calculations
For Preliminary Plan

Drainage Area Data

Drainage Area to Control (DA): 25.61 ac
Drainage Area Impervious Cover (IC): 60 %
Over Recharge Zone (Yes or No): No
Annual Runoff Coefficient (RV, Table 1-9): 0.424
Liner Type (Clay or Geomembrane): Clay
Depth of Clay Liner: 18 inches (12 in)

Water Quality Control Calculations Required

The Water Quality Control is to be WET POND
Permanent Pool Volume (PPV = 0.167*RV*DA): 181,866 cf
Permanent Pool Area (PPA):
Permanent Pool Elevation (PPE):

Extended Volume (15 to 25 % of PPV): 27,280 to 45,466 cf
Elevation of Extended Detention Berm (PPE+2.5'):

Wet Pool Volume (75% to 100 % of PPV): 204,597 to 227,329 cf

Biological Elements Calculations

Area of Vegetative Bench (minimum 5% of PPA): 6667 sf
Wetland Planting Quantity (PPA*0.2)/A:
Gambusia Affinis (200*PPA-4,000):

Extended Detention Calculations

Extended Detention Peak Flow (Lower 3-hour Storm): 23.84 cfs
Extended Detention Volume: 114,463.8 cf
Elevation of width of PVC Pipe
(1/2 PPE depth from bottom of Main Pool):
Dimension of PVC pipe: Height/width ___ in

Vegetative Filter Strip Calculations

	AREA (AC.)	IMPERVIOUS COVER (SF.)	IMPERVIOUS COVER %	V/95 RATIO	REQUIRED FILTER STRIP AREA (SF)	PROVIDED FILTER STRIP AREA (SF)
DAY 3	0.71	12,979	1.33	1.4%	47,698	48,600

BURY
[illegible]
[illegible]
[illegible]

PROPOSED DRAINAGE AREA MAP

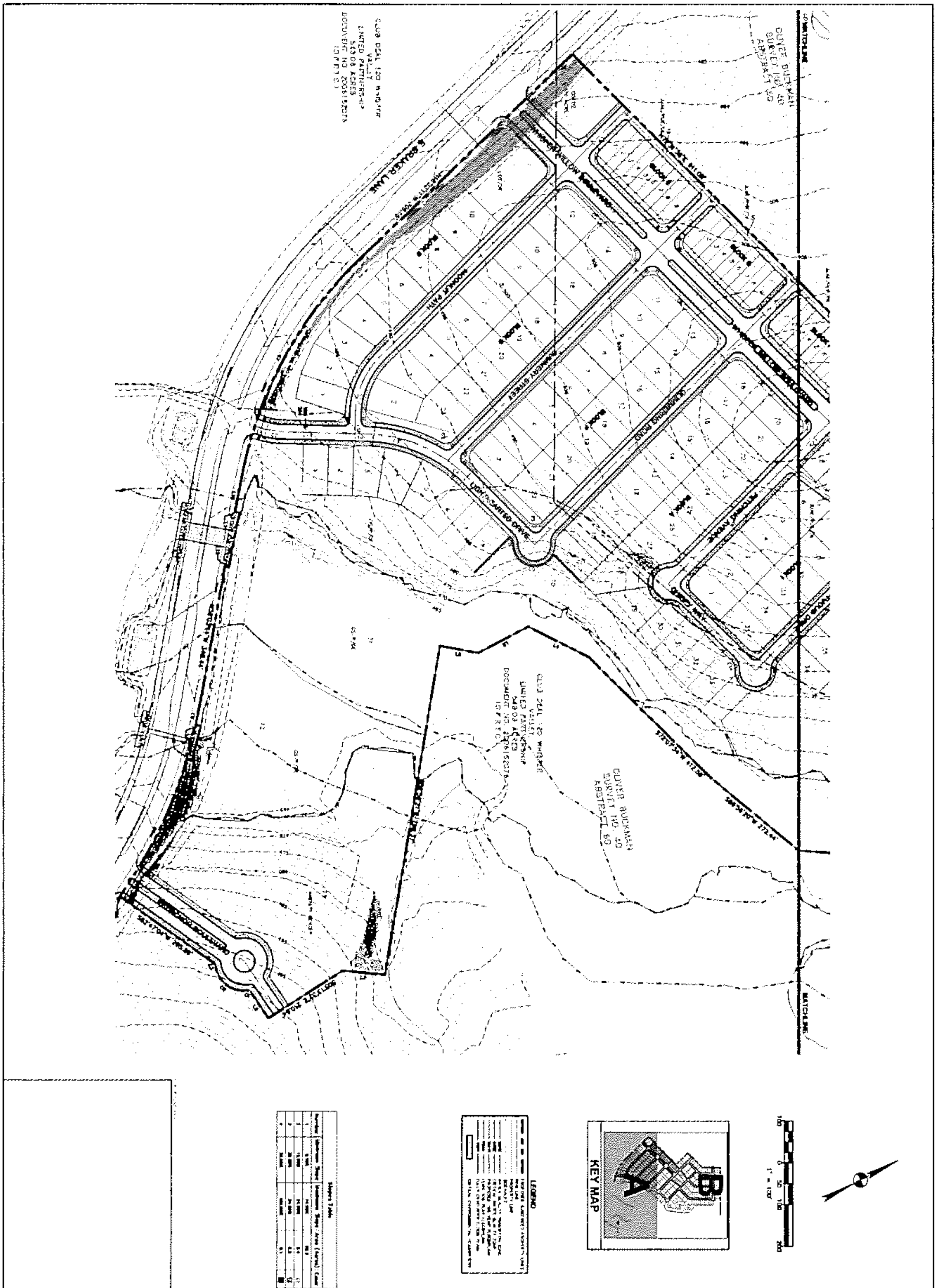
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY: CLB
DESIGNED BY: MS, MG
REVIEWED BY: TM
PROJECT NO.: 0090400-0010

SHEET 7 OF 12

C8J-2013-0224

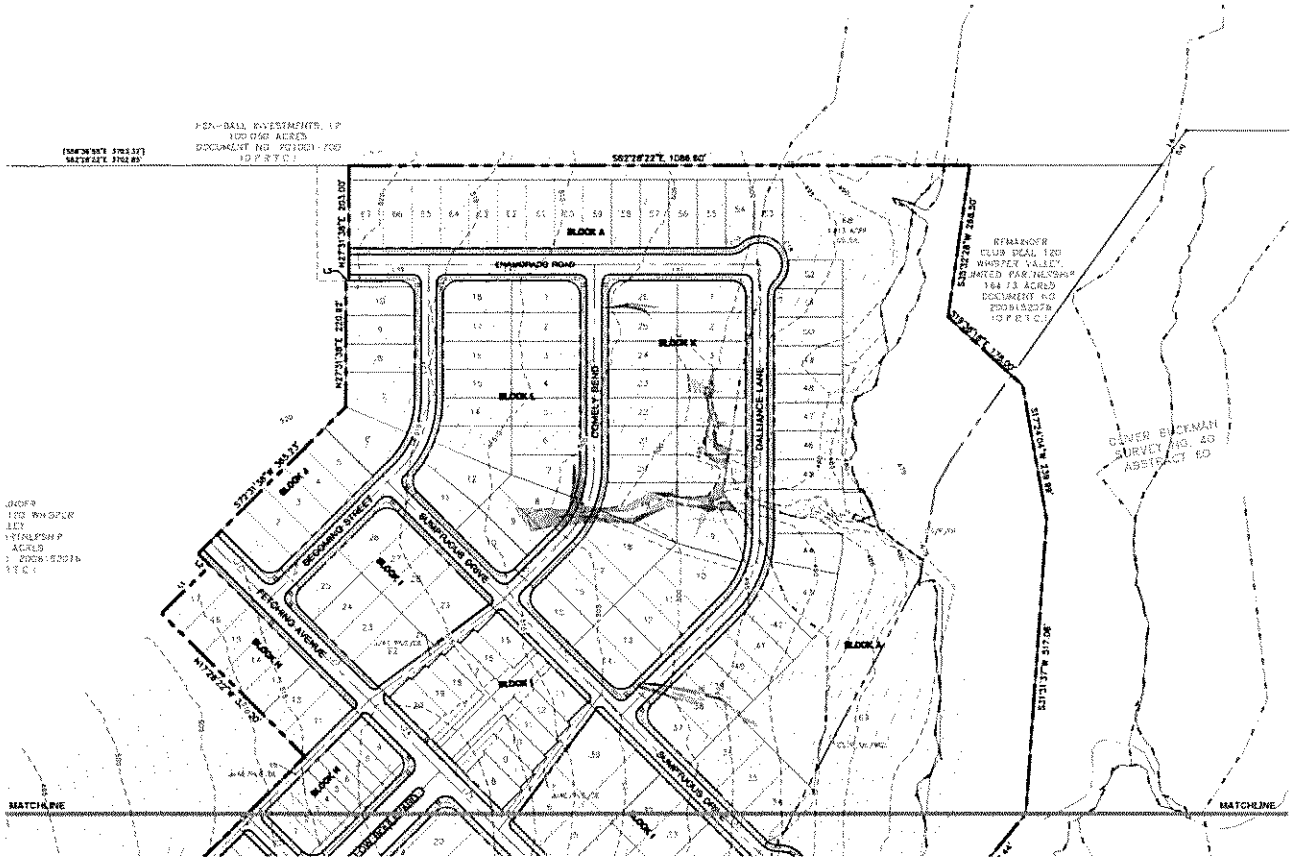


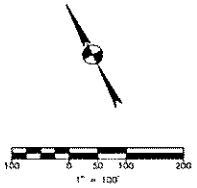
DRAWN BY: DLB	WHISPER VALLEY VILLAGE 1 - PHASE 1 AUSTIN TEXAS	SLOPE MAP "A"
DESIGNED BY: MS/MG		
REVIEWED BY: FM	CLUB DEAL 120 WHISPER VALLEY, L.P.	
PROJECT NO. 10690-10315		

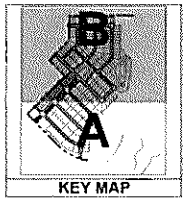
SHEET 8 OF 12

BURY

CBJ-2013-0224







KEY MAP

LEGEND

	PROPOSED SUBDIVISION PROPERTY LINES
	ROB LINE
	PROPERTY LINE
	SIDEWALKS
	BASE FLOOD ELEV TRANSITION ZONE
	CRITICAL WATER QUALITY ZONE
	PROPOSED 100 YEAR FLOODPLAIN
	FEMA 100 YEAR FLOODPLAIN
	GULLY FRUSTRATED FLOOD PLAIN
	CRITICAL ENVIRONMENTAL HEADWATERS

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.15%	14.99%	50.3	
2	15.00%	24.99%	0.4	
3	25.00%	34.99%	0.5	
4	35.00%	100.00%	0.1	

BURY

SLOPE MAP "B"

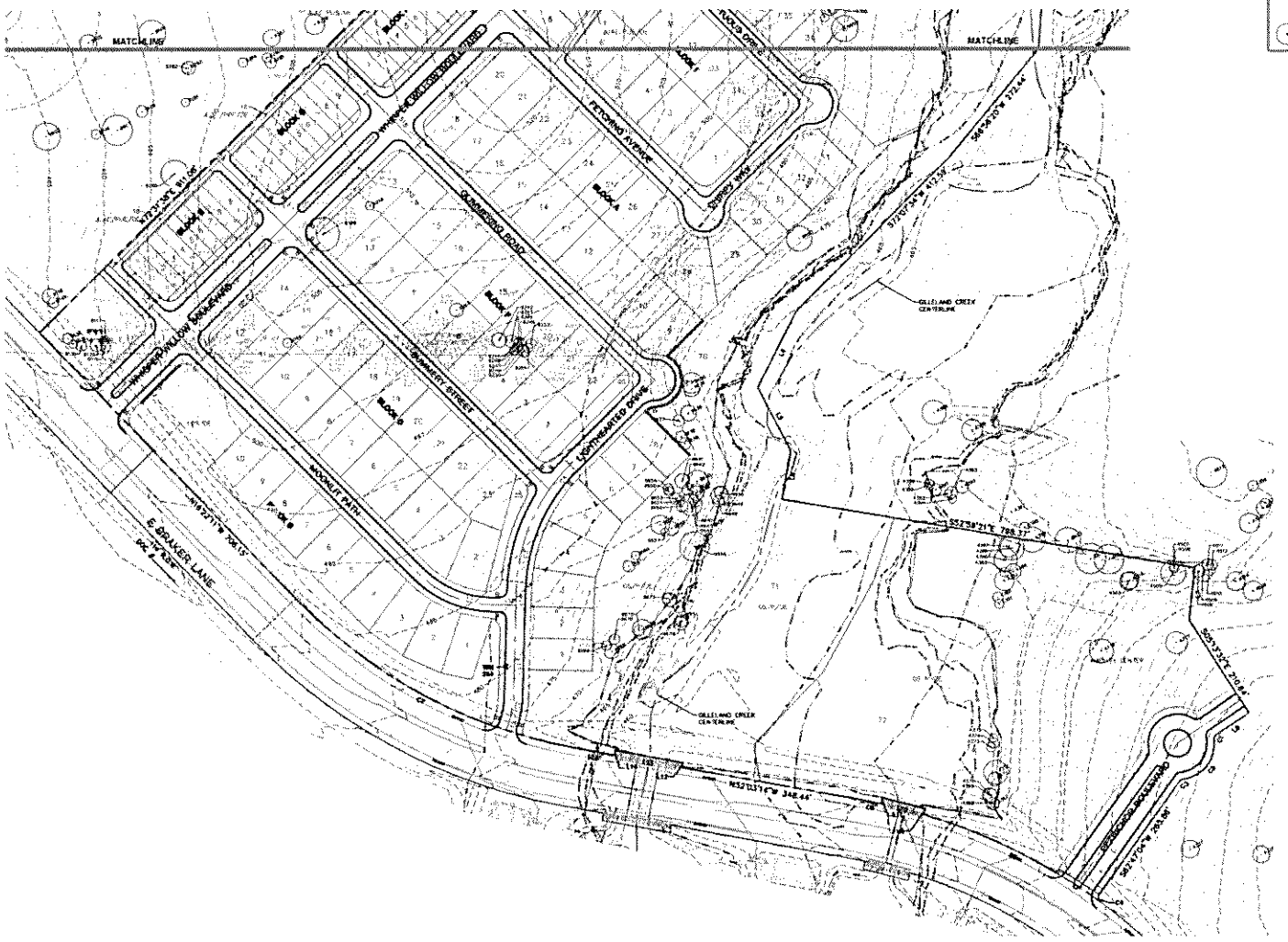
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY CLB
DESIGNED BY MS MG
REVIEWED BY PM
PROJECT NO. 1058G10015

SHEET
9
OF 12

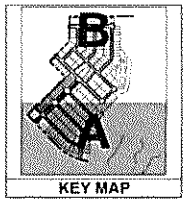
C8J-2013-0224



LEGEND

EXISTING	PROPERTY BOUNDARY
	PIPE TO REMAIN
	PIPE TO REMAIN / PIPE TO BE REMOVED

1" = 100'



KEY MAP

LEGEND

	PROPOSED SUBDIVIDER PROPERTY LINES
	HOA LOT
	PROPERTY LINE
	SIDEWALKS
	SCORE EASEMENT
	BMP EIZ QUALITY (WARM) NON ZONE
	EXISTING WATER QUALITY ZONE
	PROPOSED 100 YEAR FLOODPLAIN (IMPROVED CLOSED / PENDING LOMR)
	EXISTING 100-YEAR FLOODPLAIN
	100 YR 25 YEAR FULLY DEVELOPED FLOODPLAIN
	100 YR 25 YEAR FULLY DEVELOPED FLOODPLAIN
	PROPOSED HEADWALLS
OS/PR/DE/WQ	OPEN SPACE/PUBLIC DRAINAGE EASEMENT/WATER QUALITY
PUE/OS/CP	PUBLIC UTILITY/LANDSCAPE/COMMON PROPERTY EASEMENT
DE/DE	DRAINAGE EASEMENT
J.A.E/PUE/DE	JOINT USE ACCESS/PUBLIC UTILITY/DRAINAGE EASEMENT

BURY

TREE PLAN MAP A

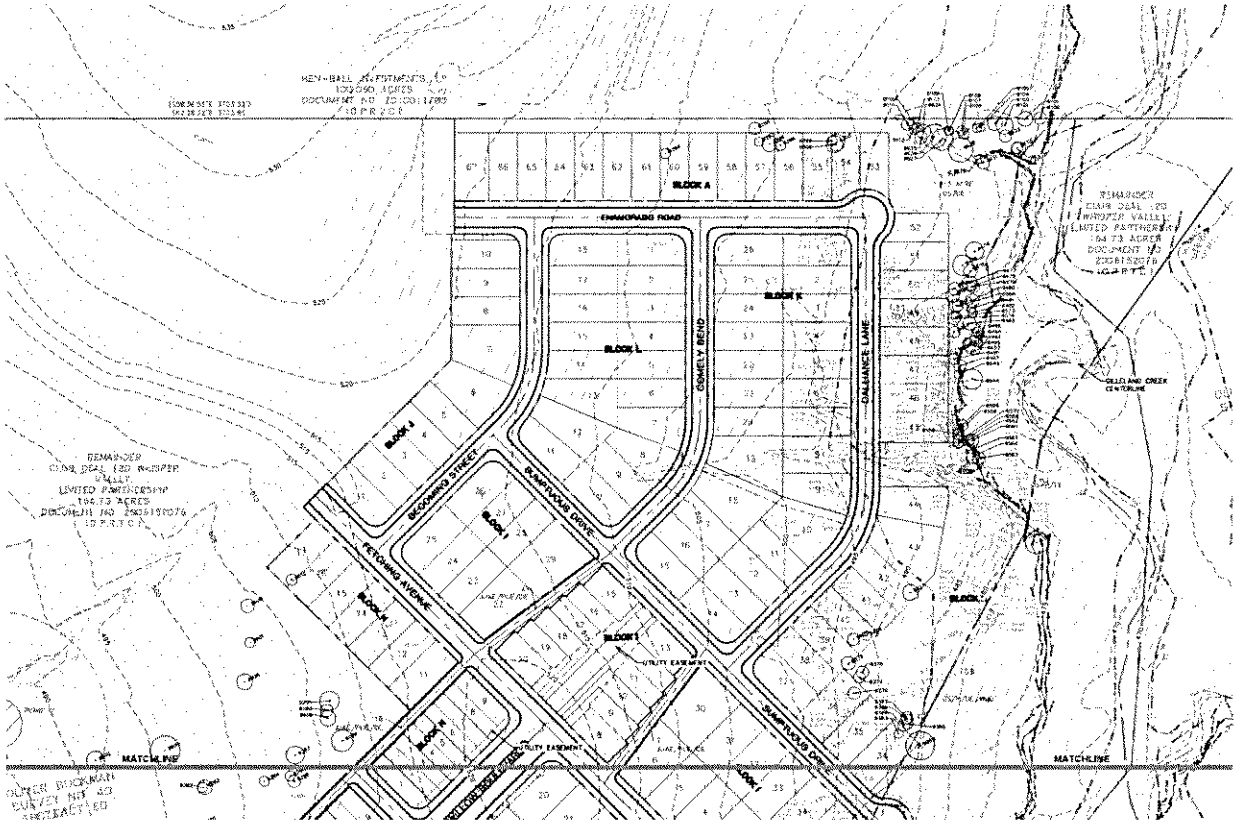
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY CLB
DESIGNED BY MS MD
REVIEWED BY RW
PROJECT NO 0909-01-0012

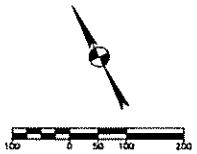
SHEET 10 OF 12

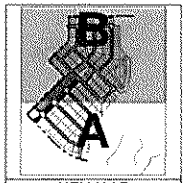
C8J-2013-0224



LEGEND

EXISTING	
	PROPERTY BOUNDARY
	100 YR FLOODPLAIN
	25 YR FLOODPLAIN





KEY MAP

LEGEND

	PROPOSED SUBDIVISION PROPERTY LINES
	ROW LINE
	PROPERTY LINE
	SIDEWALKS
	SLOPE EASEMENT
WQT	WATER QUALITY TRANSITION ZONE
WQZ	UPLAND WATER QUALITY ZONE
100YR	PROPOSED 100 YEAR FLOODPLAIN (APPROVED CLOMR/ PENDING LOMR)
100YR-FP	EXISTING 100 YEAR FLOODPLAIN
100YR-FW	CCA 100 YEAR FULLY DEVELOPED FLOODPLAIN
25YR-FW	CCA 25 YEAR FULLY DEVELOPED FLOODPLAIN
	PROPOSED HEADWATERS
OS/PV/DE/PM	OPEN SPACE/PUBLIC/DRAINAGE EASEMENT/WATER QUALITY
PUE/UE/DTA	PUBLIC UTILITY/AMENITY AREA/COMMUNITY AMENITY EASEMENT
WW/DE	WASTEWATER/DRAINAGE EASEMENT
AAE/PAE/DE	LANE USE ACCESS/PUBLIC UTILITY/DRAINAGE EASEMENT

BURY

TREE PLAN MAP B

WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS

CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY CLB
DESIGNED BY MS MC
REVIEWED BY PM
PROJECT NO. 1000-00-12010

SHEET 11 OF 12

CBJ-2013-0224

TREE LIST			
TAG NO.		SIZE AND DESCRIPTION	
4200	R	12" HACKBERRY (8 5)	
4201		12" HACKBERRY	
4202		12" CEDAR ELM	
4203		12" CEDAR ELM	
4204		8" HACKBERRY	
4205		8" HACKBERRY	
4206		8" MESQUITE	
4207		8" HACKBERRY	
4208	R	12" MESQUITE (7 8)	
4209		12" CEDAR ELM	
4210		8" CEDAR ELM 8	
4211		10" CEDAR ELM	
4212		12" CEDAR ELM	
4213		8" HACKBERRY	
4214	R	15" HACKBERRY (16 8)	
4215		15" HACKBERRY	
4216		8" HACKBERRY	
4217		12" CEDAR ELM	
4218		8" HACKBERRY	
4219		8" CEDAR ELM 8	
4220		8" CEDAR ELM 8	
4221	R	11" CEDAR ELM (8 8)	
4222		10" MESQUITE	
4223	R	17" MESQUITE (7 8 5)	
4224		10" CEDAR ELM	
4225		10" CEDAR ELM	
4226		12" CEDAR ELM	
4227	R	11" MESQUITE (7 5)	
4228		8" MESQUITE	
4229		8" HACKBERRY	
4230		12" CEDAR ELM (7 5)	
4231		15" HACKBERRY	
4232	R	16" MESQUITE (10 8 8)	
4233	R	16" MESQUITE (10 8)	
4234		8" MESQUITE	
4235		8" MESQUITE	
4236	R	13" CEDAR ELM (11 8)	
4237		10" CEDAR ELM	
4238		13" CEDAR ELM	
4239		10" CEDAR ELM	
4240		24" CEDAR ELM (14 10)	
4241		20" CEDAR ELM	
4242		12" CEDAR ELM	
4243		12" CEDAR ELM	
4244		12" CEDAR ELM	
4245		12" CEDAR ELM	
4246	R	22" CEDAR ELM (14 12)	
4247		8" CEDAR ELM	
4248		8" CEDAR ELM	
4249		8" CEDAR ELM	
4250		8" CEDAR ELM	
4251		10" CEDAR ELM	
4252	R	24" CEDAR ELM (14 10)	
4253		8" CEDAR ELM	
4254		10" CEDAR ELM	
4255		10" CEDAR ELM	
4256		8" CEDAR ELM	
4257		10" CEDAR ELM	
4258	R	21" CEDAR ELM (15 12)	
4259		18" CEDAR ELM	
4260		8" CEDAR ELM	
4261		12" CEDAR ELM	
4262		24" CEDAR ELM	
4263		24" CEDAR ELM	
4264	R	19" BOIS D ARC (12 7)	
4265	R	16" BOIS D ARC (8 5 5)	
4266		20" CEDAR ELM	
4267		14" CEDAR ELM	
4268		12" CEDAR ELM	
4269		24" CEDAR ELM	
4270		8" CEDAR ELM	
4271		8" CEDAR ELM	
4272		8" CEDAR ELM	
4273		8" CEDAR ELM	
4274		8" CEDAR ELM	
4275	R	23" MESQUITE (14 10 8)	
4276		20" CEDAR ELM	
4277		18" CEDAR ELM	
4278		8" CEDAR ELM	
4279	R	20" CEDAR ELM (18 12)	
4280	R	20" CEDAR ELM (15 12)	
4281		14" CEDAR ELM	
4282		13" CEDAR ELM	
4283		8" CEDAR ELM	
4284		24" CEDAR ELM	
4285		24" CEDAR ELM	
4286		24" CEDAR ELM	
4287		24" CEDAR ELM	
4288		8" CEDAR ELM	
4289		24" CEDAR ELM	
4290		12" CEDAR ELM	
4291		18" MESQUITE	
4292		8" CEDAR ELM	
4293		10" CEDAR ELM	
4294		10" CEDAR ELM	
4295		10" CEDAR ELM	
4296		10" CEDAR ELM	
4297		10" CEDAR ELM	
4298		10" CEDAR ELM	
4299		10" CEDAR ELM	
4300		10" CEDAR ELM	
4301		10" CEDAR ELM	
4302		10" CEDAR ELM	
4303		10" CEDAR ELM	
4304		12" CEDAR ELM	
4305		12" CEDAR ELM	
4306		12" CEDAR ELM	
4307		12" CEDAR ELM	
4308		12" CEDAR ELM	
4309		12" CEDAR ELM	
4310		10" CEDAR ELM (10 12)	
4311		14" CEDAR ELM	
4312		10" CEDAR ELM	
4313		10" CEDAR ELM	
4314		10" CEDAR ELM	
4315	R	23" MESQUITE (14 10 8)	
4316		10" CEDAR ELM	
4317		10" CEDAR ELM	
4318		10" CEDAR ELM	
4319		10" CEDAR ELM	
4320		10" CEDAR ELM	
4321		10" CEDAR ELM	
4322		10" CEDAR ELM	
4323		10" CEDAR ELM	
4324	R	19" BOIS D ARC (12 7)	
4325	R	16" BOIS D ARC (8 5 5)	
4326		10" CEDAR ELM	
4327		10" CEDAR ELM	
4328		10" CEDAR ELM	
4329		10" CEDAR ELM	
4330		10" CEDAR ELM	
4331		10" MESQUITE	
4332		8" CEDAR ELM	
4333		10" CEDAR ELM	
4334		10" CEDAR ELM	
4335		10" CEDAR ELM	
4336		10" CEDAR ELM	
4337		10" CEDAR ELM	
4338	R	20" CEDAR ELM (14 8)	
4339	R	17" MESQUITE (12 8)	
4340		12" CEDAR ELM	
4341	R	15" MESQUITE (14 10 12)	
4342		10" CEDAR ELM	
4343	R	18" MESQUITE (14 12)	
4344	R	17" MESQUITE (12 8 7)	

TREE LIST			
TAG NO.		SIZE AND DESCRIPTION	
4345		12" CEDAR ELM	
4346	R	15" MESQUITE (11 7)	
4347		8" CEDAR ELM	
4348		14" CEDAR ELM	
4349		8" CEDAR ELM	
4350		8" CEDAR ELM	
4351		8" MESQUITE (7 8)	
4352		8" CEDAR ELM	
4353	R	11" CEDAR ELM (8 8)	
4354		12" CEDAR ELM	
4355	R	20" CEDAR ELM (18 4)	
4356		13" CEDAR ELM	
4357		8" CEDAR ELM	
4358		18" CEDAR ELM	
4359		14" CEDAR ELM	
4360		16" CEDAR ELM	
4361		13" CEDAR ELM	
4362	R	11" ELM (10 8)	
4363	R	11" ELM (10 8)	
4364		8" CEDAR ELM	
4365		8" CEDAR ELM	
4366		8" CEDAR ELM	
4367		8" CEDAR ELM	
4368	R	11" MESQUITE (10 8)	
4369		14" CEDAR ELM	
4370		13" CEDAR ELM	
4371		13" CEDAR ELM	
4372	R	23" CEDAR ELM (13 10 8)	
4373		8" CEDAR ELM	
4374	R	20" MESQUITE (18 8 8)	
4375		8" CEDAR ELM	
4376	R	20" CEDAR ELM (11 8)	
4377	R	23" CEDAR ELM (18 12)	
4378	R	24" CEDAR ELM (18 10)	
4379		8" CEDAR ELM	
4380		10" CEDAR ELM	
4381		8" CEDAR ELM	
4382	R	18" CEDAR ELM (13 12)	
4383		8" CEDAR ELM	
4384		10" CEDAR ELM	
4385		8" CEDAR ELM	
4386	R	22" CEDAR ELM (14 12)	
4387		8" CEDAR ELM	
4388		8" CEDAR ELM	
4389		8" CEDAR ELM	
4390		10" CEDAR ELM	
4391		10" CEDAR ELM	
4392		8" CEDAR ELM	
4393		11" CEDAR ELM	
4394		8" HACKBERRY	
4395		8" CEDAR ELM	
4396		20" CEDAR ELM	
4397		18" CEDAR ELM	
4398		8" CEDAR ELM	
4399		10" CEDAR ELM	
4400		10" CEDAR ELM	
4401		10" CEDAR ELM	
4402		10" CEDAR ELM	
4403		24" CEDAR ELM	
4404		24" CEDAR ELM	
4405		24" CEDAR ELM	
4406		24" CEDAR ELM	
4407		24" CEDAR ELM	
4408		8" CEDAR ELM	
4409		8" CEDAR ELM	
4410		10" CEDAR ELM	
4411		10" CEDAR ELM	
4412		10" CEDAR ELM	
4413		10" CEDAR ELM	
4414		10" CEDAR ELM	
4415		10" CEDAR ELM	
4416		10" CEDAR ELM	
4417		10" CEDAR ELM	
4418		10" CEDAR ELM	
4419		10" CEDAR ELM	
4420		10" CEDAR ELM	
4421		10" CEDAR ELM	
4422		10" CEDAR ELM	
4423		10" CEDAR ELM	
4424		10" CEDAR ELM	
4425		10" CEDAR ELM	
4426		10" CEDAR ELM	
4427		10" CEDAR ELM	
4428		10" CEDAR ELM	
4429		10" CEDAR ELM	
4430		10" CEDAR ELM	
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4641		10" CEDAR ELM	
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4643		10" CEDAR ELM	

TREE LIST			
TAG NO.		SIZE AND DESCRIPTION	
4644		10" CEDAR ELM	
4645		10" CEDAR ELM	
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4671		10" CEDAR ELM	
4672		10" CEDAR ELM	
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4674		10" CEDAR ELM	
4675		10" CEDAR ELM	
4676		10" CEDAR ELM	
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4680		10" CEDAR ELM	
4681		10" CEDAR ELM	
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4684		10" CEDAR ELM	
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4706		10" CEDAR ELM	
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TREE LIST LEGEND

(L) TREE TO REMAIN
(R) DEAD TREE, PRUNE AND REMOVE
(R) TREE TO BE REMOVED

*TREE SURVEY DATED: DEC 2013

BURY

TREE LIST

WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS
CLUB DEAL 120
WHISPER VALLEY, L.P.

DRAWN BY: CLB
DESIGNED BY: MKS, MG
REVIEWED BY: PM
PROJECT NO.: 10-0258-1010

SHEET 12 OF 12

C8J-2013-0224

MASTER STORM
SEWER PLAN
BURY
WHISPER VALLEY VILLAGE 1 - PHASE 1
AUSTIN TEXAS
CLUB DEAL 120
WHISPER VALLEY, L.P.
SHEET
EX0
OF
C8J-2013-0224

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in Exhibit "A", which is attached hereto and made a part hereof. The owner requests that the Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of the land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivision (the "Standards") to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary street improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this_____day of_____,2014.

OWNER:

Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership

By: CD 120 GP, LLC, a Delaware limited liability company, its general partner

By: _____
Douglas H. Gilliland, its Manger

By: _____
Linda Kassof, its Manager

TRAVIS COUNTY, TEXAS By: _____
County Judge

COUNTY ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____on the _____day of_____,_____, in the capacity stated herein.

_____
Notary Public in and for the State of Texas

_____
Printed or typed name of notary

My commission expires:_____

OWNER ACKNOWLEDGEMENT

State of Texas§
County of Tarrant §

This instrument was acknowledged before me on September 16, _____, 2014 by Douglas H. Gilliland, Manager of CD 120 GP, LLC, a Delaware limited liability company, general partner of CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP, a Delaware limited partnership.

[Seal]

Courtney Kay Christie

Notary Public in and for the State of Texas

Courtney Kay Christie

Printed or typed name of notary

My commission expires: 2/24/18

COURTNEY KAY CHRISTIE
My Commission Expires
February 24, 2018

State of Florida §
County of _____§

This instrument was acknowledged before me on _____, 2014 by Linda G. Kassof, Manager of CD 120 GP, LLC, a Delaware limited liability company, general partner of CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP, a Delaware limited partnership.

[Seal]

_____

Notary Public in and for the State of Florida

_____

Printed or typed name of notary

My commission expires:_____

Executed this_____day of_____,2014.

OWNER:

Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership

By: CD 120 GP, LLC, a Delaware limited liability company, its general partner

By: _____
Douglas H. Gilliland, its Manger

By: _____
Linda Kassof, its Manager

TRAVIS COUNTY, TEXAS By: _____
County Judge

COUNTY ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____on the _____day of_____,_____, in the capacity stated herein.

_____
Notary Public in and for the State of Texas

_____
Printed or typed name of notary

My commission expires:_____

OWNER ACKNOWLEDGEMENT

State of Texas§
County of Tarrant §

This instrument was acknowledged before me on _____, 2014 by Douglas H. Gilliland, Manager of CD 120 GP, LLC, a Delaware limited liability company, general partner of CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP, a Delaware limited partnership.

[Seal]

_____

Notary Public in and for the State of Texas

_____

Printed or typed name of notary

My commission expires:____

State of Florida §
County of Orange§

This instrument was acknowledged before me on September 17, 2014 by Linda G. Kassof, Manager of CD 120 GP, LLC, a Delaware limited liability company, general partner of CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP, a Delaware limited partnership.

[Seal]

Allen H. Peacock

Notary Public in and for the State of Florida

Allen H. Peacock

Printed or typed name of notary

My commission expires:____

ALLEN H. PEACOCK
Notary Public - State of Florida
My Comm. Expires Aug 24, 2018
Commission # FF 116930

Mailing Address of Owner:

Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership
9285 Huntington Square
North Richland Hills, Texas 76180

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF PROPERTY

79.961 ACRES
WHISPER VALLEY VILLAGE 1
PHASE 1

FN. NO. 14-300(MJR)
AUGUST 11, 2014
BURY NO. R0106960-10010

DESCRIPTION

OF 79.961 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 164.73 ACRE TRACT AND A PORTION OF THAT CERTAIN 548.08 ACRE TRACT 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 SAID 79.961 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron rod found in the easterly right-of-way line of FM 973 (R.O.W. varies), being the southwesterly corner of that certain 100.050 acre tract of land conveyed to Hen-Ball Investments, LP by deed of record in Document No. 2010011700 of said Official Public Records and the northwesterly of that certain remainder of 10 acre tract of land conveyed to Thomas Dukes by deed of record in Document No. 2007230892 of said Official Public Records;

THENCE, S62°28'22"E, leaving the easterly right-of-way line of FM 973, along the southerly line of said 100.050 acre tract, being the northerly lines of said remainder of 10 acre tract and said remainder of 164.73 acre tract of land, a distance of 3,788.19 feet to a 1/2 inch iron rod with "Bury" cap set for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, S62°28'22"E, along the southerly line of said 100.050 acre tract, being the northerly line of said 164.73 acre tract, for the northerly line hereof, a distance of 1086.60 feet to a 1/2 inch iron rod with "Bury" cap set for the northeasterly corner hereof, from which a 1/2 inch iron rod with "Bush" cap found in the southerly line of said 100.050 acre tract, being the northernmost northeasterly corner of said 548.08 acre tract bears, S66°49'03"E, a distance of 807.77 feet;

THENCE, leaving the southerly line of said 100.050 acre tract, continuing over and across a portion of said 164.73 acre tract and a portion of said 548.08 acre tract, for the irregular easterly line hereof, the following eighteen (18) courses and distances:

1) S35°32'28"W, a distance of 268.50 feet to a 1/2 inch iron rod with "Bury" cap set;

2) S19°38'18"E, a distance of 178.00 feet to a 1/2 inch iron rod with "Bury" cap set;

3) S17°24'04"W, a distance of 239.99 feet to a 1/2 inch iron rod with "Bury" cap set;

4) S31°31'37"W, a distance of 517.06 feet to a 1/2 inch iron rod with "Bury" cap set;

5) S66°56'20"W, a distance of 272.44 feet to a 1/2 inch iron rod with "Bury" cap set;

6) S72°07'34"W, a distance of 412.59 feet to a 1/2 inch iron rod with "Bury" cap set;

7) S54°06'45"W, a distance of 163.01 feet to a 1/2 inch iron rod with "Bury" cap set;

8) S00°05'08"E, a distance of 135.96 feet to a 1/2 inch iron rod with "Bury" cap set;

9) S38°02'28"W, a distance of 93.45 feet to a 1/2 inch iron rod with "Bury" cap set;

10) S52°59'21"E, a distance of 798.37 feet to a 1/2 inch iron rod with "Bury" cap set;

11) S33°22'12"W, a distance of 101.81 feet to a 1/2 inch iron rod with "Bury" cap set;

12) S05°13'32"E, a distance of 210.64 feet to a 1/2 inch iron rod with "Bury" cap set;

13) S82°49'04"W, a distance of 75.45 feet to a 1/2 inch iron rod with "Bury" cap set at the point of curvature of a tangent curve to the left;

14) Along said tangent curve to the left, having a radius of 10.00 feet, a central angle of 62°43'52", an arc length of 10.95 feet, and a chord which bears, S51°27'09"W, a distance of 10.41 feet to a 1/2 inch iron rod with "Bury" cap set at the end of said curve;

15) Along a non-tangent curve to the right, having a radius of 68.63 feet, a central angle of 88°29'31", an arc length of 106.00 feet, and a chord which bears, S65°25'32"W, a distance of 95.77 feet to a 1/2 inch iron rod with "Bury" cap set at the end of said curve;

16) Along a non-tangent curve to the left, having a radius of 10.00 feet, a central angle of 47°58'47", an arc length of 8.37 feet, and a chord which bears, S86°46'28"W, a distance of 8.13 feet to a 1/2 inch iron rod with "Bury" cap set at the end of said curve;

17) S62°47'04"W, a distance of 265.86 feet to a 1/2 inch iron rod with "Bury" cap set at the point of curvature of a tangent curve to the left;

18) Along said tangent curve to the left, having a radius of 10.00 feet, a central angle of 89°08'18", an arc length of 15.56 feet, and a chord which bears, S18°12'55"W, a distance of 14.04 feet to a 1/2 inch iron rod with "Bury" cap set for in the curving northerly right-of-way line of Braker Lane (R.O.W. varies), for the end of said curve and the southeasterly corner hereof;

THENCE, continuing over and across said 548.08 acre tract and said 164.73 acre tract, along the northerly right-of-way line of Braker Lane, for the southerly line hereof, the following twelve (12) courses and distances:

1) Along a curve to the left, having a radius of 1114.00 feet, a central angle of 19°25'32", an arc length of 377.69 feet, and a chord which bears, N26°04'00"W, a distance of 375.88 feet to a 1/2 inch iron rod with "Bury" cap set at the point of tangency of said curve;

2) N42°03'20"E, a distance of 11.96 feet to a 1/2 inch iron rod with "Bury" cap set;

3) N47°56'40"W, a distance of 84.17 feet to a 1/2 inch iron rod with "Bury" cap set;

4) S42°03'20"W, a distance of 11.96 feet to a 1/2 inch iron rod with "Bury" cap set at the point of curvature of a non-tangent curve to the left;

5) Along said non-tangent curve to the left, having a radius of 1114.00 feet, a central angle of 1°56'41", an arc length of 37.81 feet, and a chord which bears, N51°04'54"W, a distance of 37.81 feet to a 1/2 inch iron rod with "Bury" cap set at the end of said curve;

6) N52°03'14"W, a distance of 548.44 feet to a 1/2 inch iron rod with "Bury" cap set;

7) N37°56'46"E, a distance of 9.33 feet to a 1/2 inch iron rod with "Bury" cap set;

8) N52°03'14"W, a distance of 131.50 feet to a 1/2 inch iron rod with "Bury" cap set;

9) S37°56'46"W, a distance of 9.33 feet to a 1/2 inch iron rod with "Bury" cap set;

10) N52°03'14"W, a distance of 76.36 feet to a 1/2 inch iron rod with "Bury" cap set;

11) Along said tangent curve to the right, having a radius of 987.00 feet, a central angle of 35°41'03", an arc length of 614.71 feet, and a chord which bears, N34°12'43"W, a distance of 604.82 feet to a 1/2 inch iron rod with "Bury" cap set at the end of said curve;

12) N16°22'11"W, a distance of 706.15 feet to a 1/2 inch iron rod with "Bury" cap set;

THENCE, leaving the northerly right-of-way line of Braker Lane, and continuing over and across said 164.73 acre tract, for the irregular westerly line hereof, the following seven (7) courses and distances:

1) N72°31'38"E, a distance of 911.08 feet to a 1/2 inch iron rod with "Bury" cap set;

2) N17°28'22"W, a distance of 355.00 feet to a 1/2 inch iron rod with "Bury" cap set;

3) N72°31'38"E, a distance of 120.00 feet to a 1/2 inch iron rod with "Bury" cap set;

4) N17°28'22"W, a distance of 29.16 feet to a 1/2 inch iron rod with "Bury" cap set;

5) N72°31'38"E, a distance of 365.23 feet to a 1/2 inch iron rod with "Bury" cap set;

6) N28°49'37"E, a distance of 220.98 feet to a 1/2 inch iron rod with "Bury" cap set;

7) N27°31'38"E, a distance of 203.00 feet to the **POINT OF BEGINNING**, containing an area of 79.961 acres of land, more or less, within these metes and bounds.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(96), CENTRAL ZONE, UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE NETWORK AND LCRA GPS CONTROL MONUMENTATION. DISTANCES ARE SURFACE VALUES. TO CONVERT TO GRID VALUES, MULTIPLY BY A COMBINED SCALE VALUE OF 0.999962.

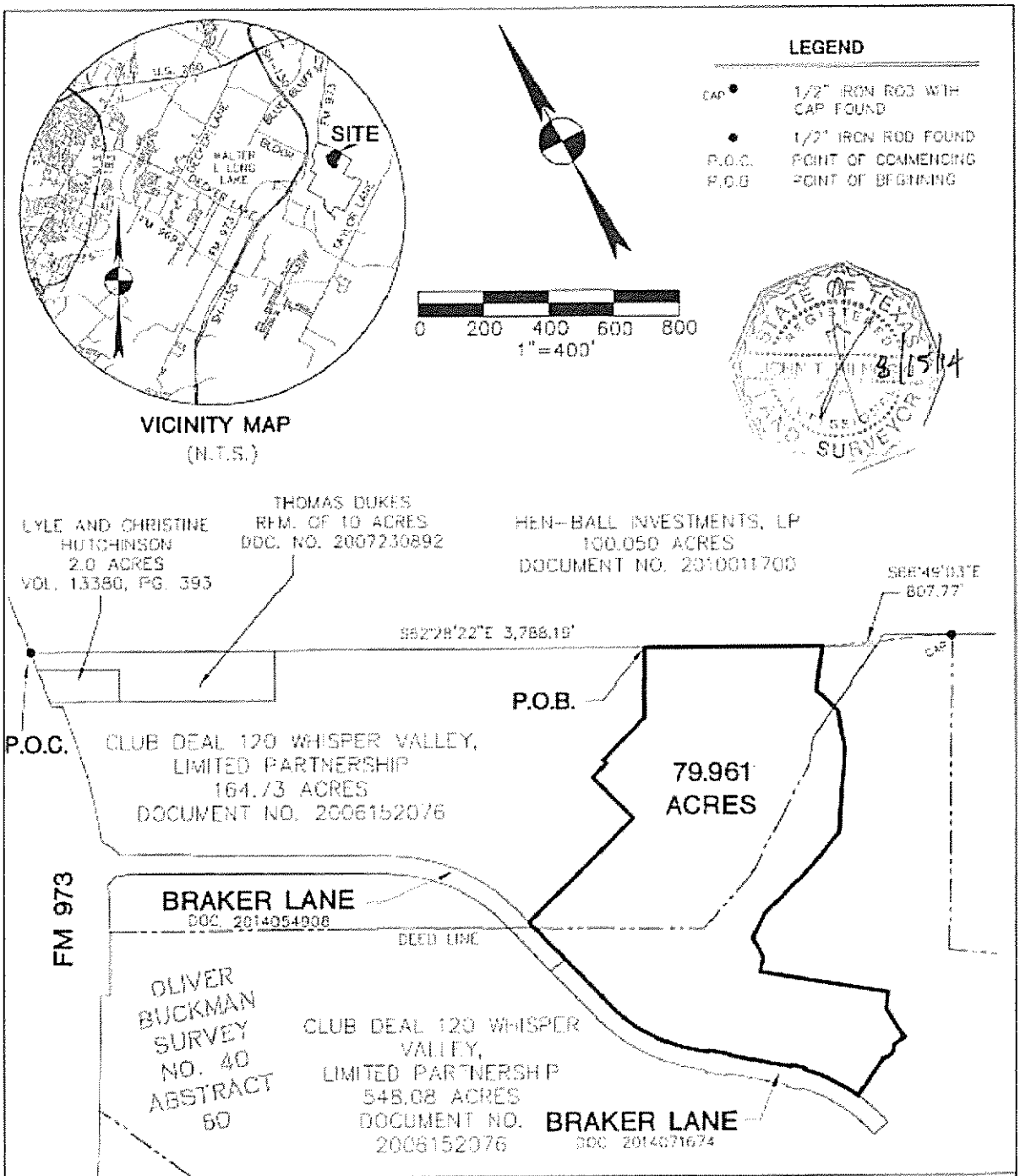
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

8/15/14

BURY-AUS, INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701

JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # F-10107500

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
PROFESSIONAL
LAND SURVEYOR



BURY

SKETCH TO ACCOMPANY DESCRIPTION

OF 79.961 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60 SITUATED IN TRAVIS COUNTY, TEXAS, SAID 79.972 ACRES BEING A PORTION OF THAT CERTAIN 164.73 ACRE TRACT AND A PORTION OF THAT CERTAIN 548.08 ACRE TRACT 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.

CLUB DEAL 120 WHISPER VALLEY, LP

DATE: 8/11/2014	FILE: H:\106960\010\10696001EXI.DWG	FN No. LN14-300(MJR)	DRAWN BY: MJR	PROJ No. R0106960 10010

EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION

Date: _____

Owner's Name and Address: Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership
9285 Huntington Square
North Richland Hills, Texas 76180

Proposed Subdivision Name and Legal Description (the "Property"):

_____Whisper Valley, Village 1_____

The undersigned Owner and the County Executive of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the County Executive of TNR.

Executed and affective as of the date set forth below.

Owner: Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership

By: _____

Name: Douglas H. Gilliland

Title: Manager
Authorized Representative

By: _____

Name: Linda Kassof

Title: Manager
Authorized Representative

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Owner: Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership

By: _____

Name: Douglas H. Gilliland

Title: Manager
Authorized Representative

By: _____

Name: Linda Kassof

Title: Manager
Authorized Representative

Travis County

By: _____
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the _____ day of _____, 20_____, by _____ of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

_____

Notary Public, State of _____
My Commission Expires:

_____

(Printed Name of Notary)

After Completing Return To:

Travis County, Texas
Transportation and Natural Resources Department
P.O. Box 1748
Austin, Texas 78767-1748

Attention: Michael Hettenhausen, Planner