

**SUBDIVISION REVIEW SHEET**

CG

**CASE NO.:** C8J-03-0146.6A

**Z.A.P. DATE:** 07.21.2015

**SUBDIVISION NAME:** Austin Colony, Section 8

**AREA:** 13.2 Acres

**LOT(S):** 73 Total Lots

**OWNER/APPLICANT:** Qualico AC, LTD  
(Vera Massaro)

**AGENT:** CBD, Inc.  
(C Brignance)

**ADDRESS OF SUBDIVISION:** Red Tails Drive

**GRIDS:** G-10

**COUNTY:** Travis

**WATERSHED:** Elm Creek

**JURISDICTION:** 5-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** Hornsby Bend Utility

**PROPOSED LAND USE:** Single-Family Residential

**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. The plat is composed of 73 single family lots on 8.952 acres. SWWC Utilities Inc will 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 final plat for input, review and comment and as of today, the staff has not received any comments from the school district.

**ISSUES:**

None.

ca/2

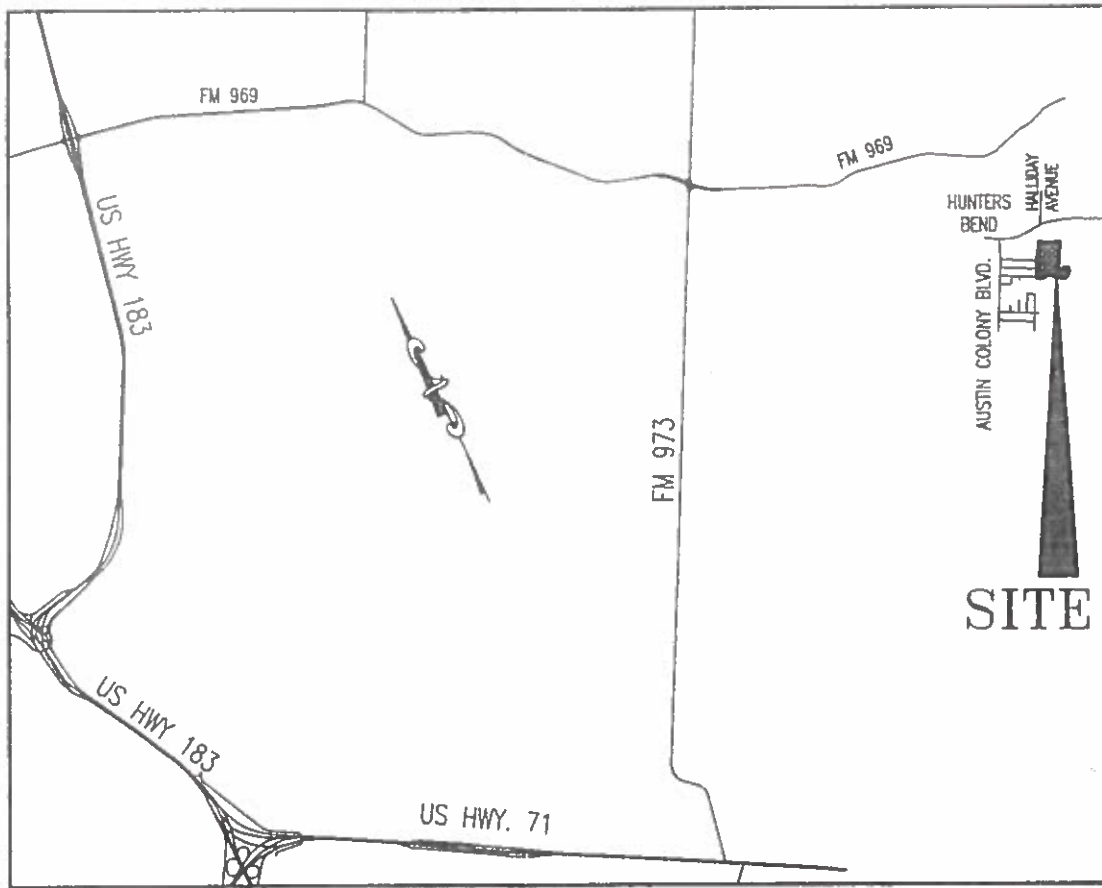
**STAFF RECOMMENDATION:** The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

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

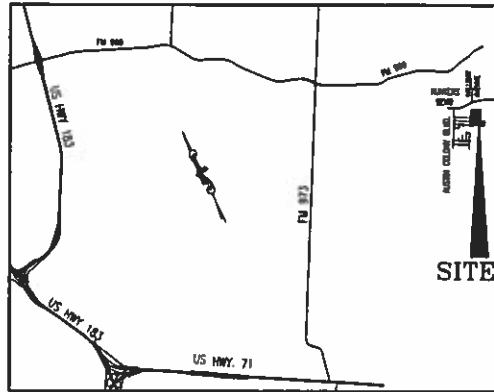
**PHONE:** 854-7562

C9/3



LOCATION MAP (N.T.S.)

# AUSTIN'S COLONY SECTION 8



LOCATION MAP (N.T.S.)

39/4

## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 4

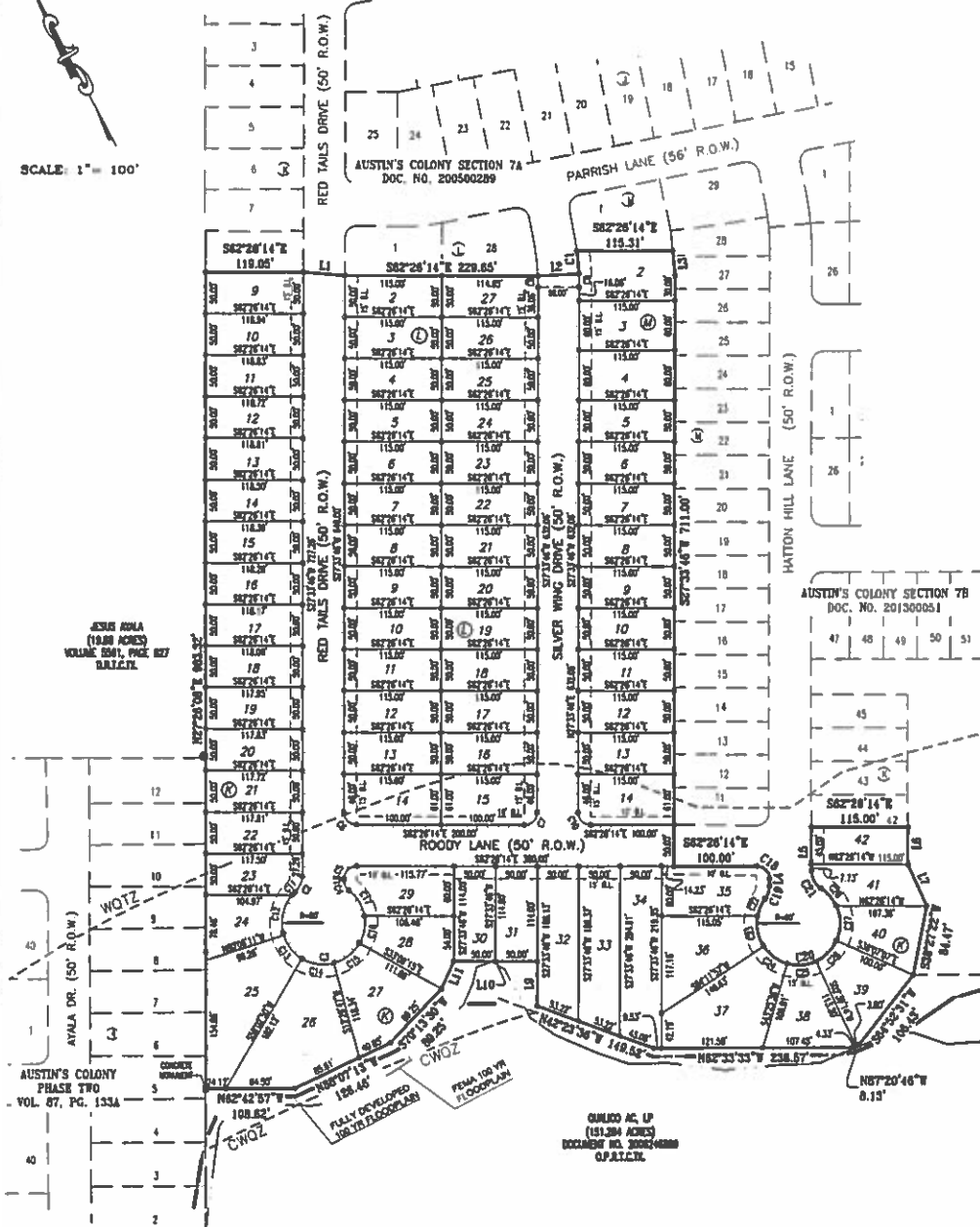
	Carlson, Brigrance & Doering, Inc.	
	PLAT ID #P3791	REG. # 10024903
Civil Engineering	•	Surveying
3501 West William Cannon	•	Austin, Texas 78749
Phone No. (512) 290-5160	•	Fax No. (512) 290-5165

# AUSTIN'S COLONY SECTION 8

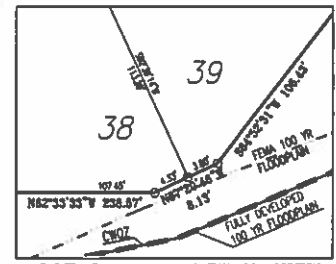
CA/S

SCALE: 1" = 100'

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C1	77.58	325.00	S62°13'11"E	27.58	13.81	45°13'37"
C2	21.03	25.00	N54°38'27"E	20.41	11.18	48°11'23"
C3	244.53	50.00	S67°10'07"E	64.14	41.85	289°12'35"
C4	13.82	15.00	S91°33'09"E	13.16	7.32	57°01'12"
C5	23.38	15.00	S72°33'46"E	21.21	15.00	90°00'00"
C6	23.34	15.00	S17°26'14"E	21.21	15.00	90°00'00"
C7	23.36	15.00	N02°23'46"E	21.21	15.00	90°00'00"
C8	13.94	275.00	N08°08'20"E	13.94	6.87	73°41'09"
C9	16.48	325.00	N08°08'20"E	16.48	8.24	73°41'09"
C10	23.36	15.00	S17°26'14"E	21.21	15.00	90°00'00"
C11	5.79	30.00	S72°26'05"E	5.79	2.80	43°30'07"
C12	51.89	50.00	S39°39'25"E	48.61	28.42	59°13'13"
C13	38.52	30.00	S17°01'41"E	35.71	16.12	41°30'39"
C14	38.78	30.00	S54°45'17"E	38.75	21.00	43°38'03"
C15	38.78	30.00	N78°38'46"E	38.75	21.00	43°38'03"
C16	33.87	30.00	N37°28'20"E	33.22	17.81	38°48'29"
C17	37.08	30.00	N03°12'35"E	36.24	18.44	42°28'43"
C18	23.36	15.00	S17°26'14"E	21.21	15.00	90°00'00"
C19	14.08	25.00	S49°39'31"E	13.81	8.33	58°52'12"
C20	23.87	30.00	S72°33'17"E	22.78	14.11	27°28'28"
C21	25.21	25.00	N07°19'19"E	24.15	13.79	57°48'00"
C22	23.10	30.00	S57°11'33"E	22.89	11.76	28°28'00"
C23	38.19	30.00	S18°43'57"E	37.27	20.08	43°43'33"
C24	38.58	30.00	S28°11'15"E	34.83	18.58	49°48'22"
C25	38.58	30.00	S65°25'25"E	34.83	18.58	49°48'22"
C26	38.58	30.00	N72°48'03"E	34.83	18.58	49°48'22"
C27	43.08	30.00	N27°11'43"E	41.76	22.88	67°22'26"
C28	28.25	30.00	N13°30'35"E	28.16	14.88	32°42'36"



Line Table		
Line #	Length	Direction
L1	50.15	S57°30'07"E
L2	50.00	S67°20'33"E
L3	30.12	S22°28'09"E
L4	8.03	S57°33'46"E
L5	32.73	N73°33'46"E
L6	45.00	S73°33'46"E
L7	54.89	S57°11'27"E
L8	2.84	S73°33'46"E
L9	54.13	N73°33'46"E
L10	100.00	N62°20'46"E
L11	38.46	S10°00'00"E



LOT 38 & 39 DETAIL VIEW  
SCALE: 1" = 10'

**LEGEND**

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- ..... APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE

**EASEMENT NOTE:**  
1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS ON ALL LOTS.

**BENCHMARK NOTE:**  
1) IRON ROD SET AT REAR PROPERTY LINE OF LOTS 15 AND 16, BLOCK "N" = ELEVATION: 431.12  
2) IRON ROD SET AT FRONT PROPERTY LINE OF LOTS 58 AND 59, BLOCK "K" ALONG WALLCOT DRIVE = ELEVATION: 428.31

DATE: JUNE 12, 2014  
OWNER:  
QUALICO AC, L.P., A TEXAS LIMITED PARTNERSHIP  
ATTN: VERA MASSARO, ASSISTANT SECRETARY  
7940 SHOAL CREEK BLVD., SUITE 201  
AUSTIN, TEXAS 78757  
PHONE: (512) 371-8937  
FAX: (512) 371-5728  
ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160  
FAX (512) 280-5165

TOTAL ACREAGE: 13.198 ACRES  
SURVEY: JOHN BURLESON LEAGUE, SURVEY NO. 33  
F.E.M.A. MAP NO. 48453C 0630 J  
TRAVIS COUNTY, TEXAS DATED: AUGUST 18, 2014  
TOTAL OF LOTS : 73  
NO. OF SINGLE FAMILY LOTS: 73  
NO. OF BLOCKS: 3

RIGHT-OF-WAY LINEAR FOOTAGE		
RED TAILS DRIVE	50' ROW	781'
SILVER WING DRIVE	50' ROW	687'
ROODY LANE	50' ROW	420'
TOTAL		1,888'

**SHEET NO. 2 OF 4**

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #P3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5160

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