

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-03-0146.8A**Z.A.P. DATE:** July 18, 2017**SUBDIVISION NAME:** Austin Colony Section 12**AREA:** 17.142 Acres**LOT(S):** 104 Total Lots**OWNER/APPLICANT:** Qualico AC LP**AGENT:** Carlson, Brigrance &
Deoring Inc. (C. Brigrance)**ADDRESS OF SUBDIVISION:** Deaf Smith Road**GRIDS:** R-18**COUNTY:** Travis**WATERSHED:** Elm Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Right-of-Way, Landscape, and Public Utility Lots**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** N/A.**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of final plat located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 104 single-family, right-of-way, landscape, and public utility lots on 17.142 acres. Water and wastewater will be provided by SWWC Utilities Inc. to the proposed development.

See attached School Impact Statement from the Del Valle school district.

COUNTY COMMENTS

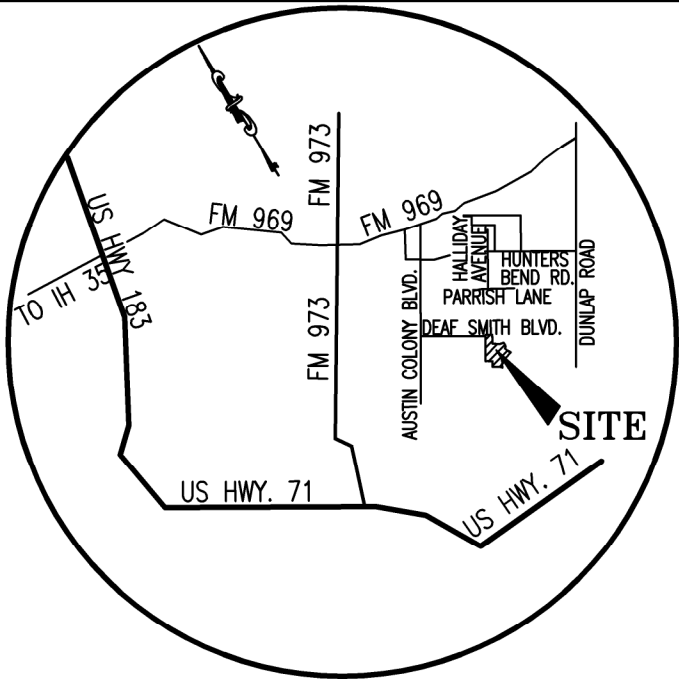
This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city or the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls 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.

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@traviscountytexas.gov

PHONE: 854-7562



LOCATION MAP
(N.T.S.)

AUSTIN'S COLONY SECTION 12

A SMALL LOT SUBDIVISION

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 5



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying

5501 West William Cannon ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

AUSTIN'S COLONY SECTION 12

A SMALL LOT SUBDIVISION

GRAPHIC SCALE

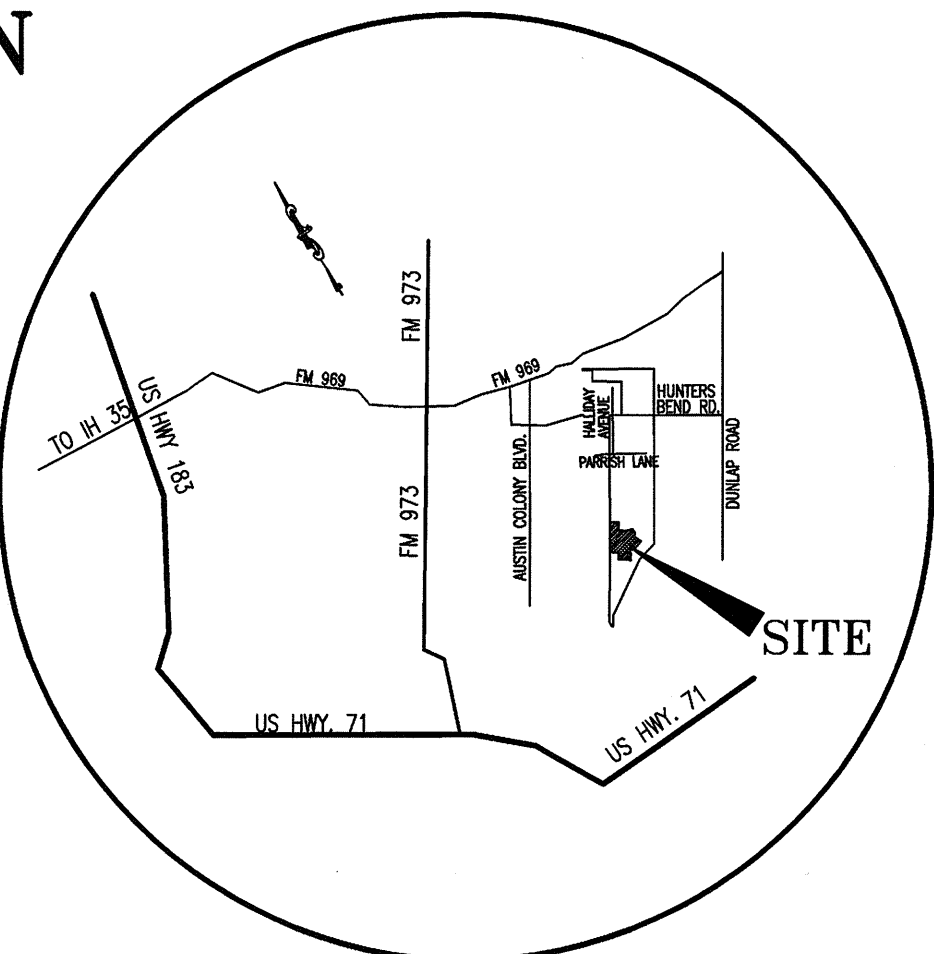
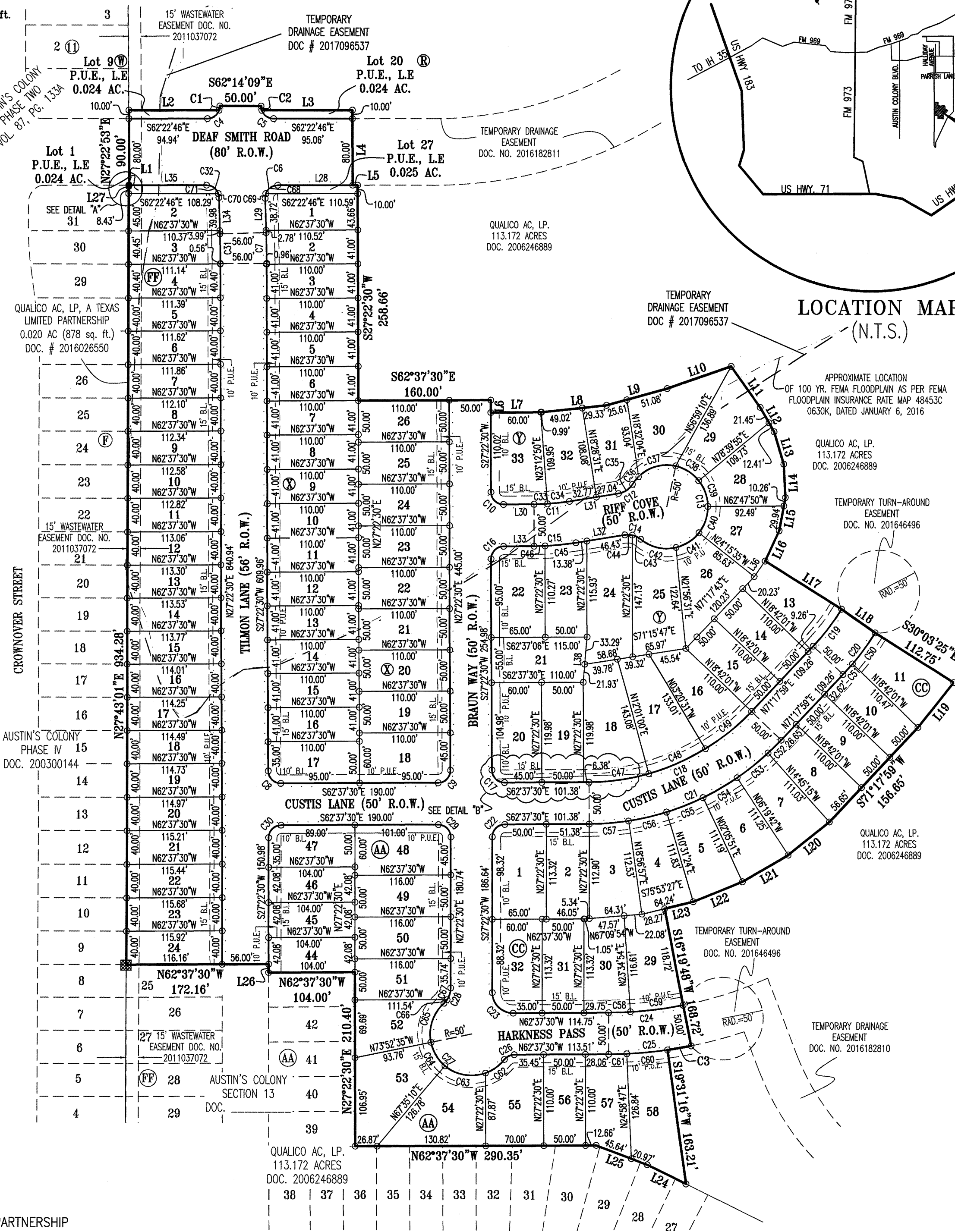
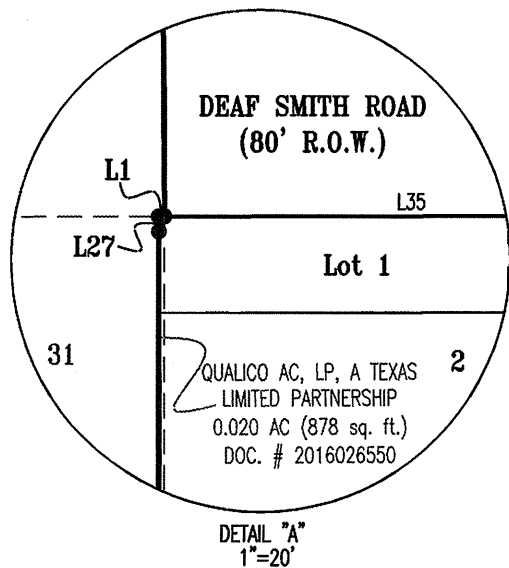


(IN FEET)
1 inch = 100 ft.

SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- ... APPROXIMATE LOCATION OF SIDEWALKS



LOCATION MAP (N.T.S.)

APPROXIMATE LOCATION OF 100 YR. FEMA FLOODPLAIN AS PER FEMA FLOODPLAIN INSURANCE RATE MAP 48453C 0630K, DATED JANUARY 6, 2016

QUALICO AC, LP, A TEXAS LIMITED PARTNERSHIP 0.020 AC (878 sq. ft.) DOC. # 2016026550

TEMPORARY TURN-AROUND EASEMENT DOC. NO. 201646496

QUALICO AC, LP, 113.172 ACRES DOC. 2006246889

DATE: APRIL 18, 2017

OWNER:
QUALICO AC, L.P., A TEXAS LIMITED PARTNERSHIP
ATTN: VERA D. MASSARO, ASSISTANT SECRETARY
14400 THE LAKES BLVD., BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 371-89237

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160
FAX (512) 280-5165

TOTAL ACREAGE: 17.142 ACRES
SURVEY: JOHN BURLESON LEAGUE, SURVEY NO. 33
F.E.M.A. MAP NO. 48453C 0630 K
TRAVIS COUNTY, TEXAS DATED: JANUARY 6, 2016

TOTAL OF LOTS : 104
NO. OF SINGLE FAMILY LOTS: 100
NO. OF LANDSCAPE & PUBLIC UTILITY EASEMENT. LOTS: 4
NO. OF BLOCKS: 5

RIGHT-OF-WAY LINEAR FOOTAGE		
DEAF SMITH ROAD	80' ROW	270'
TILTON LANE	56' ROW	975'
BRAUN WAY	50' ROW	762'
CUSTIS LANE	50' ROW	825'
HARKNESS PASS	50' ROW	261'
RIFF COVE	50' ROW	239'
TOTAL	3.65 ACRES = ROW	3,332'

EASEMENT NOTE:

1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS

BENCHMARK NOTE:

1) BRASS DISK AT THE WESTERNMOST CORNER OF AUSTIN'S COLONY SEC. 7B, DOC. NO. 201300051, THE SOUTHWEST RIGHT-OF-WAY OF ROODY LANE AND NORTHEAST BOUNDARY LINE OF LOT 36, BLOCK "K", AUSTIN'S COLONY SEC. 8, ELEV = 427.19'

2) SQUARE CUT ON BACK OF CURB ON THE NORTHWEST SIDE OF YARBERS COURT, NEAR THE COMMON CORNER OF LOT 14, BLOCK N, AUSTIN'S COLONY SEC. 7B AND LOT 13, BLOCK N, AUSTIN'S COLONY SEC. 7A

SHEET NO. 2 OF 5

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

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PATH-J:\4791\SURVEY\AUSTIN'S COLONY PHS.12.DWG

AUSTIN’S COLONY SECTION 12
A SMALL LOT SUBDIVISION

Line Table		
Line #	Length	Direction
L1	0.58	S62°22'40"E
L2	109.13	S62°22'46"E
L3	109.16	S62°22'46"E
L4	90.00	S27°22'53"W
L5	6.00	S62°22'46"E
L6	15.02	S27°22'30"W
L7	60.99	S62°44'52"E
L8	78.35	S68°24'56"E
L9	76.70	S77°36'30"E
L10	82.23	S81°14'43"E
L11	60.62	S08°15'43"E
L12	33.86	S02°22'24"E
L13	40.20	S10°30'43"W
L14	40.20	S24°30'22"W
L15	40.20	S38°30'01"W
L16	40.20	S52°29'40"W
L17	110.00	S30°30'31"E
L18	50.06	S27°34'32"E
L19	69.06	S66°27'50"W

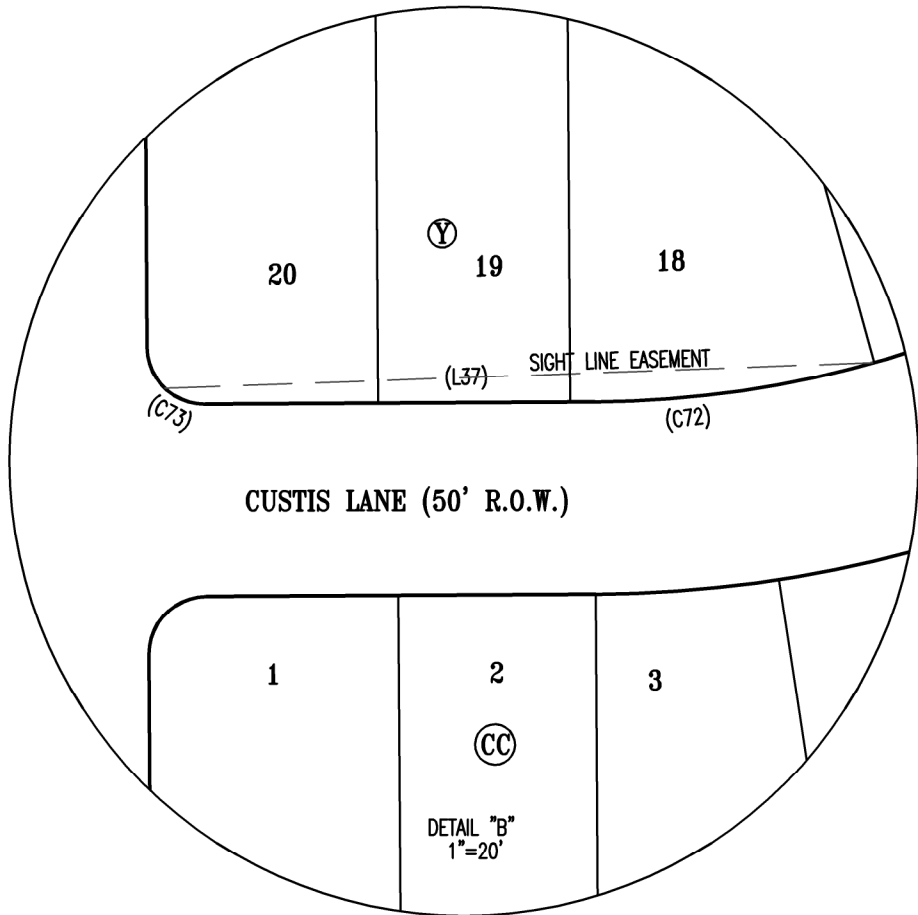
Line Table		
Line #	Length	Direction
L20	64.08	S79°15'57"W
L21	64.09	S87°56'19"W
L22	64.14	N84°15'24"W
L23	35.97	N75°53'27"W
L24	52.51	N36°38'47"W
L25	66.62	N41°44'08"W
L26	10.26	N27°22'30"E
L27	1.57	N27°25'00"E
L28	90.41	S62°22'46"E
L29	41.50	N25°58'39"E
L30	36.80	S62°37'06"E
L31	59.82	S71°27'56"E
L32	59.82	S71°27'56"E
L33	36.79	S62°37'06"E
L34	43.96	N25°58'39"E
L35	93.56	S62°22'38"E
L36	23.06	S62°36'48"W
L38	55.21	N32°34'14"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	5.16	15.00	N37°14'12"E	5.13	2.61	19°42'38"
C2	5.03	15.00	S17°45'55"W	5.01	2.54	19°13'55"
C3	29.24	525.00	N72°04'28"W	29.24	14.62	3°11'28"
C4	18.46	15.00	N82°21'22"E	17.32	10.61	70°31'44"
C5	18.46	15.00	S27°06'54"E	17.32	10.61	70°31'44"
C6	23.99	15.00	S71°47'57"W	21.52	15.44	91°38'35"
C7	37.27	1528.00	N26°40'35"E	37.27	18.63	1°23'51"
C8	23.56	15.00	S17°37'30"E	21.21	15.00	90°00'00"
C9	23.56	15.00	N72°22'30"E	21.21	15.00	90°00'00"
C10	23.56	15.00	S17°37'18"E	21.21	15.00	89°59'36"
C11	42.46	275.00	S67°02'31"E	42.42	21.27	8°50'50"
C12	21.03	25.00	N84°26'23"E	20.41	11.18	48°11'23"
C13	241.19	50.00	N18°32'04"E	66.67	44.72	276°22'46"
C14	21.03	25.00	N47°22'15"W	20.41	11.18	48°11'23"
C15	50.18	325.00	S67°02'31"E	50.13	25.14	8°50'50"
C16	23.56	15.00	S72°22'42"W	21.21	15.00	90°00'24"
C17	23.56	15.00	S17°37'30"E	21.21	15.00	90°00'00"
C18	221.15	275.00	S85°39'46"E	215.23	116.94	46°04'31"
C19	56.68	275.00	N65°23'44"E	56.58	28.44	11°48'30"
C20	64.42	325.00	N65°37'17"E	64.31	32.32	11°21'24"
C21	261.35	325.00	S85°39'46"E	254.37	138.21	46°04'31"
C22	23.56	15.00	S72°22'30"W	21.21	15.00	90°00'00"
C23	39.27	25.00	S17°37'30"E	35.36	25.00	90°00'00"
C24	91.57	475.00	S68°08'51"E	91.43	45.93	11°02'42"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C25	101.21	525.00	S68°08'51"E	101.05	50.76	11°02'42"
C26	13.62	15.00	N88°38'06"W	13.16	7.32	52°01'12"
C27	165.99	50.00	S19°32'25"E	99.60	559.70	190°12'35"
C28	21.03	25.00	N51°28'11"E	20.41	11.18	48°11'23"
C29	23.56	15.00	N17°37'30"W	21.21	15.00	90°00'00"
C30	23.56	15.00	S72°22'30"W	21.21	15.00	90°00'00"
C31	35.90	1472.00	N26°40'35"E	35.90	17.95	1°23'51"
C32	23.13	15.00	N18°12'03"W	20.91	14.58	88°21'25"
C33	16.19	275.00	S64°18'19"E	16.19	8.10	3°22'25"
C34	26.27	275.00	S68°43'44"E	26.26	13.15	5°28'25"
C35	21.03	25.00	N84°26'23"E	20.41	11.18	48°11'23"
C36	11.97	50.00	S67°12'07"W	11.94	6.01	13°42'51"
C37	48.93	50.00	N77°54'24"W	47.00	26.62	56°04'07"
C38	33.63	50.00	N30°36'13"W	33.00	17.48	38°32'15"
C39	33.63	50.00	N07°56'02"E	33.00	17.48	38°32'15"
C40	33.63	50.00	N46°28'18"E	33.00	17.48	38°32'15"
C41	33.63	50.00	N85°00'33"E	33.00	17.48	38°32'15"
C42	45.77	50.00	S49°29'56"E	44.19	24.63	52°26'47"
C43	11.85	25.00	N36°51'37"W	11.74	6.04	27°10'08"
C44	9.17	25.00	N60°57'19"W	9.12	4.64	21°01'15"
C45	36.97	325.00	S68°12'24"E	36.95	18.50	6°31'03"
C46	13.21	325.00	S63°46'59"E	13.21	6.61	2°19'47"
C47	73.72	275.00	S70°18'15"E	73.49	37.08	15°21'30"
C48	75.22	275.00	S85°49'08"E	74.98	37.84	15°40'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C49	72.22	275.00	N78°49'21"E	72.01	36.32	15°02'45"
C50	47.03	325.00	N64°05'17"E	46.99	23.55	8°17'26"
C51	17.39	325.00	N69°46'00"E	17.39	8.70	3°03'59"
C52	22.38	325.00	N73°16'22"E	22.38	11.20	3°56'46"
C53	47.79	325.00	N79°27'31"E	47.75	23.94	8°25'33"
C54	47.79	325.00	N87°53'04"E	47.75	23.94	8°25'33"
C55	47.79	325.00	S83°41'23"E	47.75	23.94	8°25'33"
C56	47.79	325.00	S75°15'50"E	47.75	23.94	8°25'33"
C57	47.79	325.00	S66°50'17"E	47.75	23.94	8°25'33"
C58	26.46	475.00	S64°13'14"E	26.45	13.23	3°11'28"
C59	65.11	475.00	S69°44'35"E	65.06	32.61	7°51'14"
C60	50.02	525.00	S67°44'59"E	50.00	25.03	5°27'32"
C61	21.95	525.00	S63°49'21"E	21.95	10.98	2°23'43"
C62	28.38	50.00	N81°36'57"E	28.00	14.58	32°31'20"
C63	52.11	50.00	S52°16'06"E	49.78	28.70	59°42'32"
C64	33.63	50.00	S03°08'43"E	33.00	17.48	38°32'15"
C65	51.87	50.00	S45°50'39"W	49.58	28.54	59°26'28"
C66	5.85	25.00	N68°51'25"E	5.84	2.94	13°24'57"
C67	15.17	25.00	N44°45'43"E	14.94	7.83	34°46'26"
C68	18.46	15.00	S82°21'22"W	17.32	10.61	70°31'44"
C69	5.53	15.00	S36°32'05"W	5.50	2.80	21°06'51"
C70	4.67	15.00	N17°03'48"E	4.65	2.35	17°49'42"
C71	18.46	15.00	N27°06'54"W	17.32	10.61	70°31'44"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C72)	50.03	275.00	S67°50'12"E	49.96	25.08	10°25'23"
(C73)	10.13	15.00	S43°16'13"E	9.94	5.27	38°42'35"



SHEET NO. 3 OF 5

Carlson, Brigrance & Doering, Inc.
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5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

C8J-03-0146.8A

PATH-J: \4791\SURVEY\AUSTIN’S COLONY PHS.12.DWG

AUSTIN’S COLONY SECTION 12
A SMALL LOT SUBDIVISION

GENERAL NOTES:

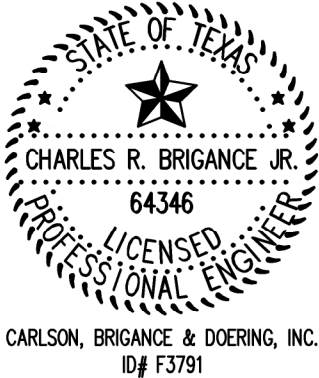
1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. ALL STREETS SHALL BE PUBLIC STREETS.
3. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
4. 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 IN ACCORDANCE WITH TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS LDC 30-2-83.
6. 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 FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT 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. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
9. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO ALL DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
12. WATER AND WASTEWATER WILL BE PROVIDED TO THE SUBDIVISION BY S.W.W.C. UTILITIES, INC.
13. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO S.W.W.C. UTILITIES, INC. WATER AND WASTEWATER UTILITY SYSTEM.
14. LANDOWNER WILL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, SYSTEM UPGRADES, AND OFFSITE MAIN EXTENSION TO SERVE EACH LOT.
15. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY.
16. ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED AND INSTALLED TO TRAVIS COUNTY STANDARDS.
17. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY DEPARTMENT 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET OR 60% OF PARCEL FRONTAGE, WHICH EVER IS LESS, TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICH EVER IS LESS, TO THE EDGE OF THE PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
19. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TILMON LANE, CUSTIS LANE, HARKNESS PASS, BRAUN WAY, RIFF COVE AND DEAF SMITH ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 30-6-351
21. ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY CHAPTER 30-5.
22. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
23. THIS SUBDIVISION WILL BE DEVELOPED IN ACCORDANCE WITH TITLE 30-2-232.
24. ALL BUILDING SETBACK LINES WILL BE 15 FEET FOR THE FRONT BUILDING LINES, 10 FEET FOR SIDE STREET BUILDING LINES, 5 FEET ON INTERIORS SIDE LOT LINES AND GARAGES SHALL NOT BE CONSTRUCTED CLOSER THAN 20’ FROM THE FRONT LOT LINE.
25. A WAIVER FROM DETENTION WAS APPROVED BY THE WATERSHED PROTECTION DIVISION OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT ON MARCH 05, 2004. FOR PORTIONS OF THE TRACT DRAINING TO THE COLORADO RIVER.
26. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION. DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM, SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. THE SUBDIVISION HAS BEEN ACCEPTED INTO THE REGIONAL STORMWATER MANAGEMENT PROGRAM FOR ELM CREEK.
27. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TDLR.
28. A DETAILED GRADING PLAN WILL BE SUBMITTED TO THE CITY DURING CONSTRUCTION PLAN REVIEW TO REFLECT ANY PROPOSED CHANGES IN DRAINAGE PATTERNS FOR ALL LOTS WITHIN THE SUBDIVISION.
29. 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 SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
30. PARKLAND DEDICATION HAS BEEN SATISFIED FOR THIS PLAT THROUGH THE DEDICATION OF PRIVATE PARKLAND ON LOT 49, BLOCK D (PHASE V SECTION 3) AND LOT 51, BLOCK D (PHASE V SECTION 1). ACCORDING TO THE TERMS OF THE CITY CODE, TITLE 30-2-215, LOTS 49 AND 51 OF BLOCK D, TOTALING 24.96 ACRES, WILL BE SET ASIDE AS PARKLAND FOR THE USE OF AUSTIN’S COLONY SUBDIVISION. THIS PARKLAND WILL BE OPERATED AND MAINTAINED BY THE AC RIVER CREEK HOMEOWNER’S ASSOCIATION, INC., OR ITS DESIGNEE. UPON THE SOONER OF FULL PURPOSE ANNEXATION OF SAID SUBDIVISION BY THE CITY OF AUSTIN, OR 30 YEARS FROM THE DATE AFTER FINAL PLAT APPROVAL, THE PARKLAND WILL BE TRANSFERRED TO THE CITY BY DEED, AND WILL BECOME PUBLIC PARKLAND. THE PARKS AND RECREATION DEPARTMENT WILL THEN ASSUME OPERATION, MAINTENANCE, AND RESPONSIBILITY FOR THE PARKLAND.
31. LOTS 27 BLOCK "X", LOT 1 BLOCK"FF", LOT 20 BLOCK "R" AND LOT 9 BLOCK "W" WILL BE OWNED AND MAINTAINED BY THE AC RIVERCREEK HOA, INC., OR ITS ASSIGNS.
32. 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 COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, CHARLES R. BRIGANCE, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.

FLOOD PLAIN NOTES: 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) NO. 48453C 0630 K FOR TRAVIS COUNTY, TEXAS. DATED JANUARY 6, 2016.

ENGINEERING BY: _____
CHARLES R. BRIGANCE, P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

SHEET NO. 4 OF 5



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

♦ ♦ ♦
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

AUSTIN’S COLONY SECTION 12

A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT QUALICO AC, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH, VERA D. MASSARO, ASSISTANT SECRETARY, AND BEING OWNERS OF THAT CERTAIN 113.172 ACRE TRACT OF LAND OUT OF THE JOHN BURLESON LEAQUE SURVEY NO. 33, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2006246889 AND THAT CERTAIN 0.020 ACRE TRACT OF LAND CONVEYED BY DEED IN DOCUMENT NUMBER 2016026550 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 17.142 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "AUSTIN'S COLONY SECTION 12" AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

VERA D. MASSARO, ASSISTANT SECRETARY
QUALICO AC, L.P., A TEXAS LIMITED PARTNERSHIP
BY: QUALICO AC MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS
GENERAL PARTNER
BY: QUALICO DEVELOPMENTS (U.S.), INC.,
ITS SOLE MANAGER
14400 THE LAKES BLVD.,
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERA D. MASSARO, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON

SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN. APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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 _____, 20____, 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 _____, 20____, A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION’S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING 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.

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

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: DEPUTY

SHEET NO. 5 OF 5

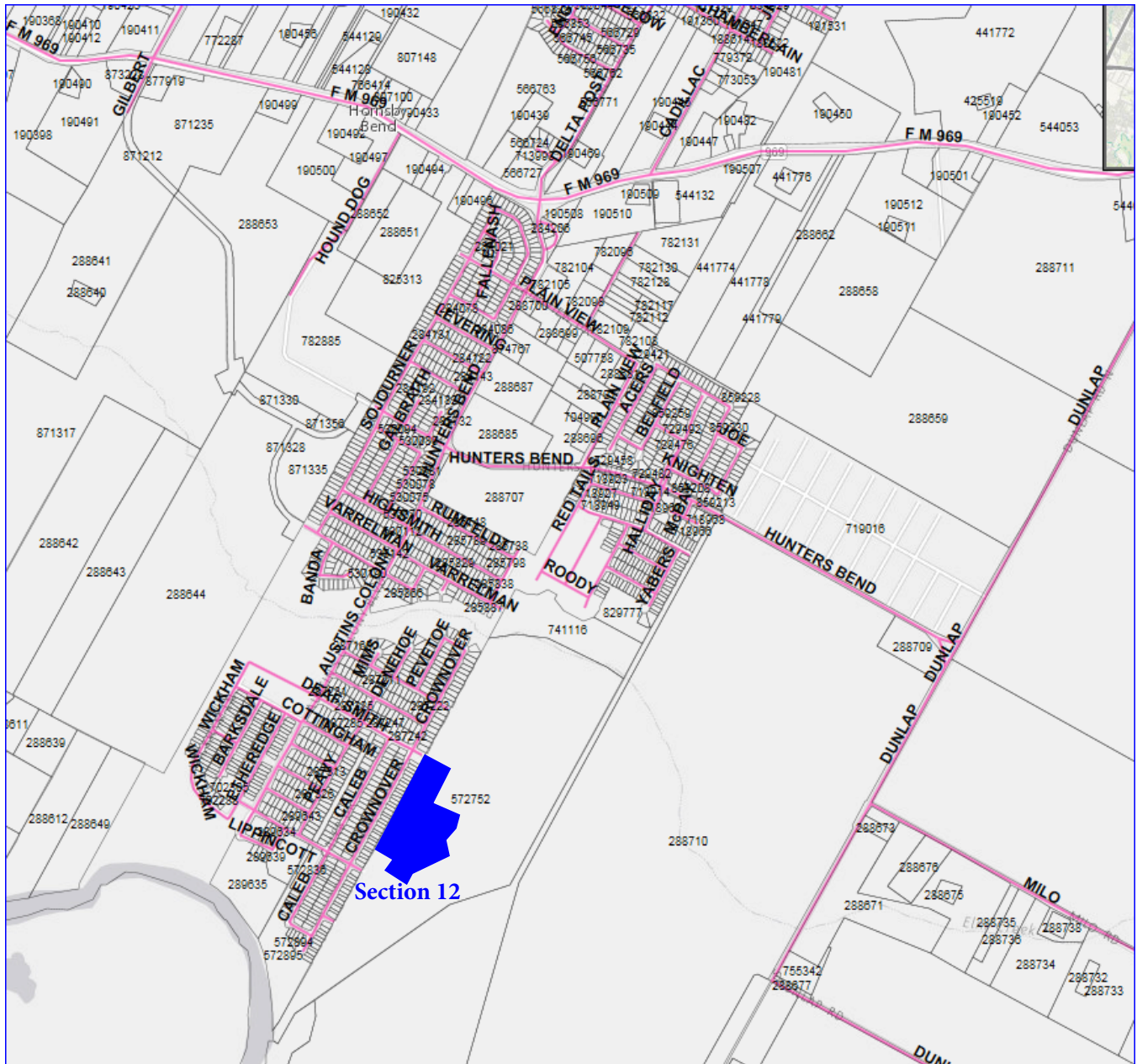


Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

Austin's Colony Section 12 C8J-03-0.0146.8A



Location Map

(Not to scale)

Del Valle Independent School District
Construction and Planning Department
2404 Shapard Lane
Del Valle Texas 78617
(512) 386-3124
“Whatever it Takes”

MEMORANDUM

TO: Carlson, Brigance, & Doering, INC **attn:** Bill Couch
FROM: Bill Myers
DATE: 8/25/2016
SUBJECT: Austin’s Colony Sec 12

Mr. Couch,

Thank you for forwarding the information on the proposed Austin’s Colony Sec 12. Currently all of our elementary schools are at or very near capacity, so any additional housing units will have an educational impact on the district. We will review attendance boundaries next spring and it may become necessary to zone some neighborhoods in that area away from nearby schools to those on the outer edge of the district. Developers need to be aware of this so that they do not give out incorrect or misleading information to potential tenants. We also ask that in the planning of the Development that a Safe route to the school or to the bus pickup is considered

Do you have any forecast of completion timelines on this project you can share?

Thanks again for the information,



Bill Myers
Office 386-3124
Bmyers@dvisd.net