

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-03-0146.13A**Z.A.P. DATE:** June 5th, 2018**SUBDIVISION NAME:** Austin's Colony Section 9**AREA:** 32.782 Acres**LOT(S):** 157 Total Lots**OWNER/APPLICANT:** Qualico AC LP**AGENT:** Carlson, Brigrance &
Doering Inc. (C. Brigrance)**ADDRESS OF SUBDIVISION:** Deaf Smith Boulevard**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 157 single-family, right-of-way, landscape, and public utility lots on 32.782 acres. Water and wastewater will be provided by SWWC Utilities Inc. 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 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.

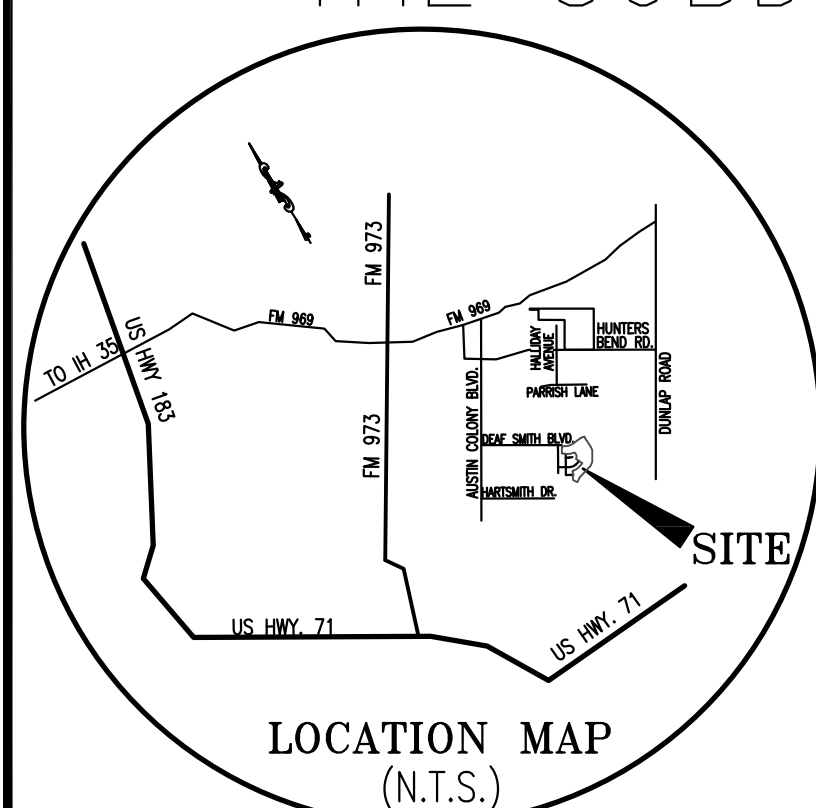
STAFF RECOMMENDATION: This final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 512-854-7562

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 9

A SMALL LOT SUBDIVISION

LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT FOUND
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- 1 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- Ⓢ APPROXIMATE LOCATION OF SIDEWALKS
- Ⓢ FEMA
- Ⓢ BUILDING LINE
- F.F.E. FINISHED FLOOR ELEVATION AT MEAN SEA LEVEL

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

TEMPORARY DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT DOCUMENT NO. 2004149897

0.185 ACRE TEMP. DE. DOCUMENT NO. 2017199265

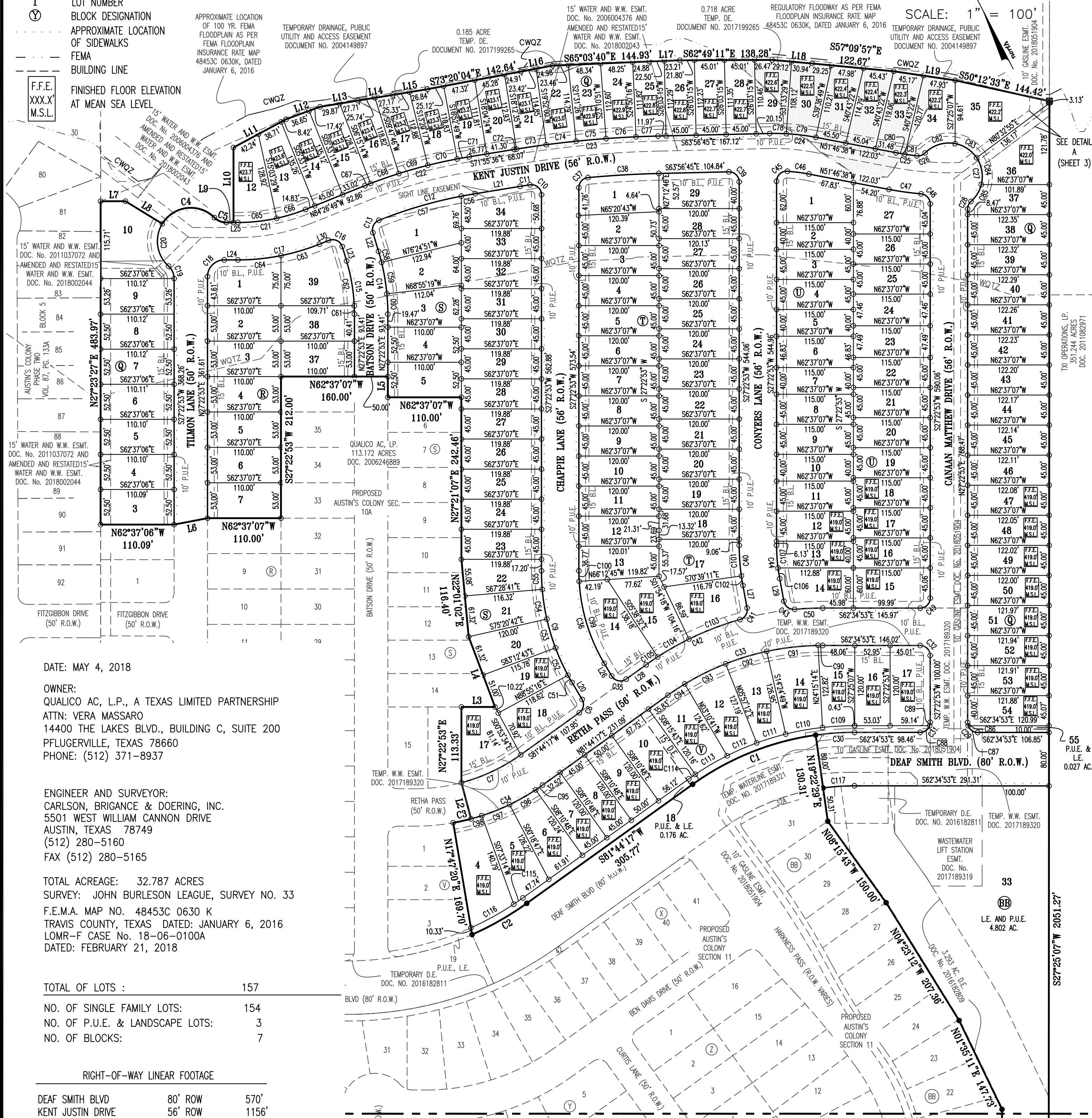
15' WATER AND W.W. ESMT. DOC. NO. 2006004376 AND AMENDED AND RESTATED 15' WATER AND W.W. ESMT. DOC. NO. 2018002043

0.718 ACRE TEMP. DE. DOCUMENT NO. 2017199265

REGULATORY FLOODWAY AS PER FEMA FLOODPLAIN INSURANCE RATE MAP 48453C 0630K, DATED JANUARY 6, 2016

TEMPORARY DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT DOCUMENT NO. 2004149897

SCALE: 1" = 100'



DATE: MAY 4, 2018

OWNER:
QUALICO AC, L.P., A TEXAS LIMITED PARTNERSHIP
ATTN: VERA MASSARO
14400 THE LAKES BLVD., BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 371-8937

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

TOTAL ACREAGE: 32.787 ACRES
SURVEY: JOHN BURLESON LEAGUE, SURVEY NO. 33
F.E.M.A. MAP NO. 48453C 0630 K
TRAVIS COUNTY, TEXAS DATED: JANUARY 6, 2016
LOMR-F CASE No. 18-06-0100A
DATED: FEBRUARY 21, 2018

TOTAL OF LOTS : 157
NO. OF SINGLE FAMILY LOTS: 154
NO. OF P.U.E. & LANDSCAPE LOTS: 3
NO. OF BLOCKS: 7

RIGHT-OF-WAY LINEAR FOOTAGE

DEAF SMITH BLVD	80' ROW	570'
KENT JUSTIN DRIVE	56' ROW	1156'
TILMON LANE	50' ROW	419'
BATSON DRIVE	50' ROW	250'
CHAPPIE LANE	56' ROW	841'
CONYERS LANE	56' ROW	719'
CANAAN MATTHEW DRIVE	56' ROW	872'
RETHA PASS	56' ROW	794'
6.901 ACRES = ROW		5,621'

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

C8J-03-0146.13A

SHEET NO. 2 OF 5 [®]

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

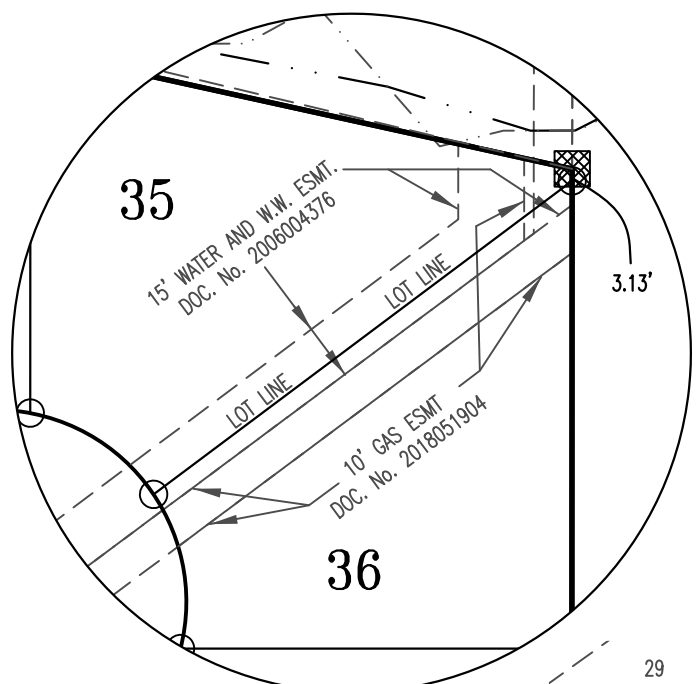
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165



PATH-J: \4908\SURVEY\AUSTIN'S COLONY SECTION 9

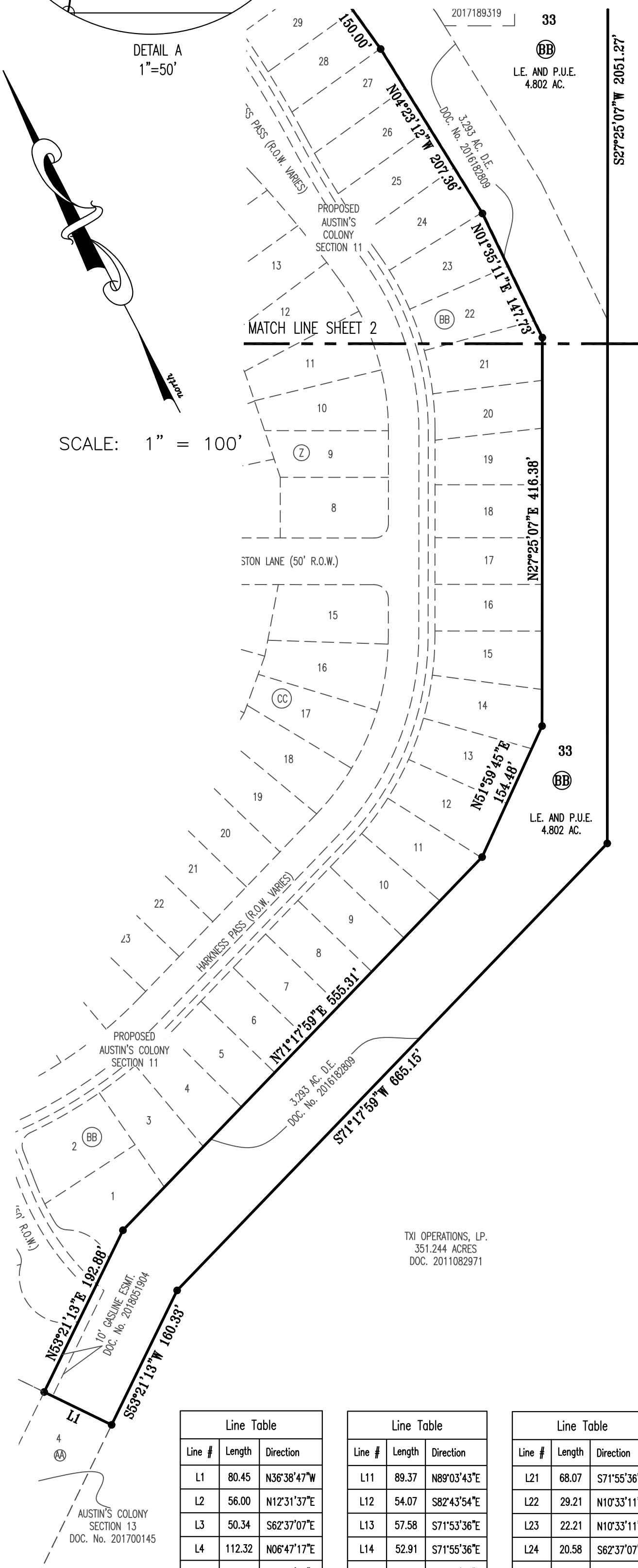
AUSTIN'S COLONY SECTION 9

A SMALL LOT SUBDIVISION



DETAIL A
1"=50'

SCALE: 1" = 100'



Line Table		
Line #	Length	Direction
L1	80.45	N36°38'47"W
L2	56.00	N12°31'37"E
L3	50.34	S62°37'07"E
L4	112.32	N06°47'17"E
L5	31.06	N27°22'53"E
L6	50.90	N73°26'01"W
L7	37.11	S62°37'07"E
L8	64.71	S31°11'49"E
L9	10.87	S62°37'07"E
L10	112.18	N27°22'53"E

Line Table		
Line #	Length	Direction
L11	89.37	N89°03'43"E
L12	54.07	S82°43'54"E
L13	57.58	S71°53'36"E
L14	52.91	S71°55'36"E
L15	52.17	S71°57'27"E
L16	48.40	S73°08'40"E
L17	45.71	S64°51'47"E
L18	60.06	S57°30'24"E
L19	93.09	S54°13'23"E
L20	29.50	S03°15'43"E

Line Table		
Line #	Length	Direction
L21	68.07	S71°55'36"E
L22	29.21	N10°33'11"E
L23	22.21	N10°33'11"E
L24	20.58	S62°37'07"E
L25	6.65	S62°37'07"E
L26	21.97	S03°15'43"E
L27	34.34	N16°49'35"E
L28	36.82	S81°44'17"W
L29	34.34	N16°49'35"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	200.17	415.00	N84°26'37"W	198.24	102.07	27°38'12"
C2	94.44	460.00	S87°37'11"W	94.28	47.39	11°45'48"
C3	27.36	328.00	S75°05'00"E	27.35	13.69	4°46'46"
C4	90.42	50.00	S69°23'24"E	78.59	63.55	103°36'50"
C5	19.65	25.00	S40°06'03"E	19.15	10.36	45°02'08"
C7	98.69	272.00	S87°52'03"E	98.15	49.89	20°47'20"
C8	22.25	15.00	N39°14'17"E	20.27	13.74	85°00'00"
C9	175.42	328.00	S12°03'35"W	173.34	89.86	30°38'36"
C10	25.85	15.00	N21°59'15"W	22.77	17.48	98°44'15"
C11	14.93	1500.00	N71°38'29"W	14.93	7.46	0°34'13"
C12	149.92	672.00	S78°03'31"E	149.61	75.27	12°46'57"
C13	22.45	15.00	N53°25'45"E	20.41	13.93	85°45'44"
C14	95.46	325.00	N18°58'02"E	95.11	48.07	16°49'42"
C15	80.77	275.00	N18°58'02"E	80.48	40.68	16°49'42"
C16	24.87	15.00	S36°56'49"E	22.12	16.37	95°00'00"
C17	124.96	328.00	S73°31'58"E	124.21	63.25	21°49'42"
C18	39.27	25.00	N72°22'53"E	35.36	25.00	90°00'00"
C19	21.03	25.00	N03°17'11"E	20.41	11.18	48°11'23"
C20	69.47	50.00	S18°59'51"W	64.02	41.67	79°36'41"
C21	103.63	272.00	S73°31'58"E	103.00	52.45	21°49'42"
C22	165.23	728.00	N78°11'12"W	164.87	82.97	13°00'15"
C23	216.74	1556.00	N67°56'10"W	216.56	108.54	7°58'51"
C24	69.66	328.00	N57°51'42"W	69.53	34.96	12°10'06"
C25	31.64	422.00	S53°55'15"E	31.63	15.83	4°17'44"
C26	13.59	15.00	S82°01'33"E	13.13	7.30	51°55'22"
C27	160.53	50.00	N16°00'42"W	99.94	1449.46	183°57'05"
C28	12.72	15.00	S51°40'22"W	12.34	6.77	48°34'58"
C29	23.55	15.00	S17°36'00"E	21.21	14.99	89°57'46"
C30	58.26	415.00	N66°36'12"W	58.21	29.18	8°02'38"
C31	23.57	15.00	N72°24'00"E	21.22	15.01	90°02'14"
C32	23.55	15.00	N17°36'00"W	21.21	14.99	89°57'46"
C33	247.23	397.00	N80°25'18"W	243.25	127.77	35°40'50"
C34	119.01	328.00	S87°52'03"E	118.36	60.17	20°47'20"
C35	24.87	15.00	S50°45'43"E	22.12	16.37	95°00'00"
C36	145.47	272.00	S12°03'35"W	143.75	74.52	30°38'36"
C37	22.15	15.00	S69°41'04"W	20.19	13.65	84°36'23"
C38	106.46	1500.00	N65°58'44"W	106.44	53.25	4°03'59"
C39	23.91	15.00	N18°16'56"W	21.46	15.35	91°19'37"
C40	60.42	328.00	S22°06'14"W	60.34	30.30	10°33'17"
C41	22.18	15.00	N59°11'26"E	20.22	13.68	84°43'42"
C42	156.68	453.00	N88°21'13"W	155.90	79.13	19°49'00"
C43	22.18	15.00	S25°32'15"E	20.22	13.68	84°43'42"
C44	50.11	272.00	S22°06'14"W	50.04	25.12	10°33'17"
C45	24.60	15.00	S74°21'54"W	21.93	16.08	93°58'02"
C46	32.63	272.00	N55°12'52"W	32.61	16.34	6°52'27"
C47	48.57	478.00	S54°41'00"E	48.55	24.31	5°49'18"
C48	22.25	15.00	N15°06'14"W	20.26	13.74	84°58'14"
C49	23.57	15.00	N72°24'00"E	21.22	15.01	90°02'14"
C50	42.06	453.00	N65°14'30"W	42.05	21.05	5°19'13"
C51	12.50	328.00	S02°10'13"E	12.50	6.25	2°10'59"
C52	45.04	328.00	S02°51'17"W	45.00	22.55	7°52'01"
C53	45.04	328.00	S10°43'18"W	45.00	22.55	7°52'01"
C54	45.04	328.00	S18°35'18"W	45.00	22.55	7°52'01"
C55	27.82	328.00	S24°57'06"W	27.81	13.92	4°51'34"
C56	21.12	672.00	N72°34'03"W	21.12	10.56	1°48'02"
C57	128.80	672.00	N78°57'32"W	128.60	64.60	10°58'55"
C58	17.20	325.00	N12°04'10"E	17.20	8.60	3°01'58"
C59	47.70	325.00	N17°47'26"E	47.66	23.89	8°24'34"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C60	30.55	325.00	N24°41'18"E	30.54	15.29	5°23'10"
C61	12.60	275.00	N26°04'09"E	12.60	6.30	2°37'29"
C62	68.17	275.00	N17°39'17"E	68.00	34.26	14°12'14"
C63	60.12	328.00	S79°11'46"E	60.03	30.14	10°30'06"
C64	64.84	328.00	S68°16'55"E	64.74	32.53	11°19'36"
C65	58.50	272.00	S68°46'49"E	58.39	29.36	12°19'23"
C66	45.12	272.00	S79°41'40"E	45.07	22.61	9°30'19"
C67	11.98	728.00	N84°13'03"W	11.98	5.99	0°56'33"
C68	45.01	728.00	N81°58'30"W	45.00	22.51	3°32'32"
C69	45.01	728.00	N78°25'59"W	45.00	22.51	3°32'32"
C70	45.01	728.00	N74°53'27"W	45.00	22.51	3°32'32"
C71	15.16	728.00	N72°31'23"W	15.16	7.58	1°11'35"
C72	3.70	1556.00	N71°51'30"W	3.70	1.85	0°08'10"
C73	45.00	1556.00	N70°57'43"W	45.00	22.50	1°39'25"
C74	45.00	1556.00	N69°18'17"W	45.00	22.50	1°39'25"
C75	45.00	1556.00	N67°38'52"W	45.00	22.50	1°39'25"
C76	45.00	1556.00	N65°59'26"W	45.00	22.50	1°39'25"
C77	33.03	1556.00	N64°33'14"W	33.03	16.52	1°12'59"
C78	24.90	328.00	N61°46'15"W	24.90	12.46	4°21'00"
C79	44.76	328.00	N55°41'11"W	44.72	22.41	7°49'06"
C80	13.57	422.00	S52°41'40"E	13.57	6.79	1°50'33"
C81	18.07	422.00	S54°50'32"E	18.07	9.03	2°27'11"
C82	49.00	50.00	N79°54'48"W	47.06	26.67	56°08'52"
C83	39.49	50.00	N29°12'45"W	38.47	20.84	45°15'15"
C84	36.88	50.00	N14°32'45"E	36.05	19.32	42°15'44"
C85	35.16	50.00	N55°49'14"E	34.44	18.34	40°17'14"
C86	5.09	15.00	S17°39'51"W	5.06	2.57	19°26'03"
C87	18.46	15.00	S27°19'02"E	17.32	10.61	70°31'44"
C88	18.46	15.00	N82°09'15"E	17.32	10.61	70°31'44"
C89	5.11	15.00	N37°08'08"E	5.08	2.58	19°30'30"
C90	6.92	397.00	N63°04'52"W	6.92	3.46	0°59'57"
C91	77.58	397.00	N69°10'45"W	77.46	38.91	11°11'47"
C92	64.23	397.00	N79°24'43"W	64.16	32.18	9°16'10"
C93	68.27	397.00	N88°58'24"W	68.19	34.22	9°51'11"
C94	30.23	397.00	S83°55'09"W	30.22	15.12	4°21'44"
C95	12.48	328.00	N82°49'42"E	12.48	6.24	2°10'51"
C96	44.92	328.00	N87°50'32"E	44.88	22.50	7°50'48"
C97	44.70	328.00	S84°19'50"E	44.66	22.38	7°48'27"
C98	16.91	328.00	S78°57'00"E	16.91	8.46	2°57'14"
C99	129.73	272.00	S10°24'05"W	128.50	66.12	27°19'36"
C100	15.75	272.00	S25°43'23"W	15.74	7.87	3°19'00"
C101	46.00	328.00	S23°21'51"W	45.96	23.04	8°02'04"
C102	14.43	328.00	S18°05'12"W	14.43	7.22	2°31'13"
C103	81.91	453.00	N83°37'31"W	81.80	41.07	10°21'37"
C104	54.05	453.00	S87°46'34"W	54.02	27.06	6°50'12"
C105	20.71	453.00	S83°02'53"W	20.71	10.36	2°37'11"
C106	16.14	272.00	S18°31'37"W	16.14	8.07	3°24'03"
C107	33.96	272.00	S23°48'16"W	33.94	17.00	7°09'14"
C108	47.88	425.00	N65°48'31"W	47.85	23.96	6°27'16"
C109	56.09	425.00	N72°49'00"W	56.05	28.09	7°33'41"
C110	45.43	425.00	N79°39'34"W	45.41	22.74	6°07'27"
C111	48.21	425.00	N85°58'17"W	48.18	24.13	6°29'57"
C112	55.26	425.00	S87°03'16"W	55.22	27.67	7°26'57"
C113	11.81	425.00	S82°32'02"W	11.81	5.90	1°35'30"
C114	16.53	450.00	N82°47'24"E	16.52	8.26	2°06'15"
C115	73.31	450.00	N88°30'34"E	73.23	36.74	9°20'05"
C116	47.03	335.00	N66°36'12"W	46.99	23.55	8°02'38"

LOT ELEVATIONS			LOT ELEVATIONS			LOT ELEVATIONS		
LOT NO.	BFE	MIN FFE	LOT NO.	BFE	MIN FFE	LOT NO.	BFE	MIN FFE
12	422.7	423.7	21	422.1	423.1	30	421.5	422.5
13	422.6	423.6	22	422.0	423.0	31	421.4	422.4
14	422.5	423.5	23	421.9	422.9	32	421.4	422.4
15	422.5	423.5	24	421.9	422.9	33	421.3	422.3
16	422.4	423.4	25	421.8	422.8	34	421.2	422.2
17	422.3	423.3	26	421.8	422.8	35	421.2	422.2
18	422.3	423.3	27	421.7	422.7	36	421.0	422.0
19	422.2	423.2	28	721.7	422.7			
20	422.1	423.1	29	721.6	422.6			

SHEET NO. 3 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

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PATH-J: \4908\SURVEY\AUSTIN'S COLONY SECTION 9

AUSTIN’S COLONY SECTION 9

A SMALL LOT SUBDIVISION

GENERAL NOTES:

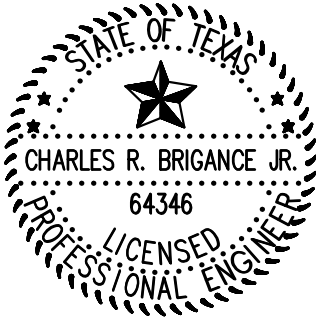
1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION 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 30 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 EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
12. WATER AND WASTEWATER WILL BE PROVIDED TO THE SUBDIVISION BY SOUTHWEST WATER COMPANY UTILITIES, INC.
13. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO SOUTHWEST WATER COMPANY UTILITIES, INC. WATER AND WASTEWATER UTILITY SYSTEM.
14. 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.
15. 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.
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: DEAF SMITH BLVD, KENT JUSTIN DRIVE, TILMON LANE, BATSON DRIVE, CHAPPIE LANE, CONYERS LANE, CANAAN MATTHEW DRIVE, AND RETHA PASS. 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. SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVISION.
21. 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.
22. ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY CHAPTER 30-5.
23. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
24. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER CHAPTER OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
25. DETENTION FOR THIS SECTION IS NOT REQUIRED DUE TO DIRECT DRAINAGE DISCHARGE INTO THE COLORADO RIVER PER SECTION 1.2.2 (F) OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
26. ALL LOTS IN THIS SUBDIVISION SHALL CONFORM WITH SMALL LOT SUBDIVISION REQUIREMENTS OF LDC 30-2-232 WITH THE EXCEPTION OF LOTS 3-10, BLOCK "Q", LOTS 1-7 AND 37-39, BLOCK "R", AND LOTS 1-5, BLOCK "S" WHICH ARE STANDARD LOTS.
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, 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. 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.
32. LOT 18, BLOCK V, LOT 55, BLOCK Q, AND LOT 33, BLOCK BB WILL BE OWNED AND MAINTAINED BY THE AUSTIN'S COLONY RIVERCREEK H.O.A. OR IT'S ASSIGNS.

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 TITLE 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.

FLOOD PLAIN NOTES: THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS 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) NO. 48453C 0630 K FOR TRAVIS COUNTY, TEXAS. DATED JANUARY 6, 2016, COMMUNITY NO. 481026. MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: XXX' M.S.L.

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



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

WARNING
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASSIONS, GREATER FOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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 TITLE 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
aaron@cbdeng.com

SHEET NO. 4 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

C8J-03-0146.13A

PATH-J: \4908\SURVEY\AUSTIN’S COLONY SECTION 9

AUSTIN’S COLONY SECTION 9

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 LEAGUE SURVEY NO. 33, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2006246889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTRY, TEXAS, DOES HEREBY SUBDIVIDE 32.787 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 9 A SMALL LOT SUBDIVISION”

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, GENERAL PARTNER
BY: QUALICO DEVELOPMENTS (U.S.), INC., 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 _____, 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 ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON, JOLENE KIOLBASSA

SECRETARY, ANA AGUIRRE

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



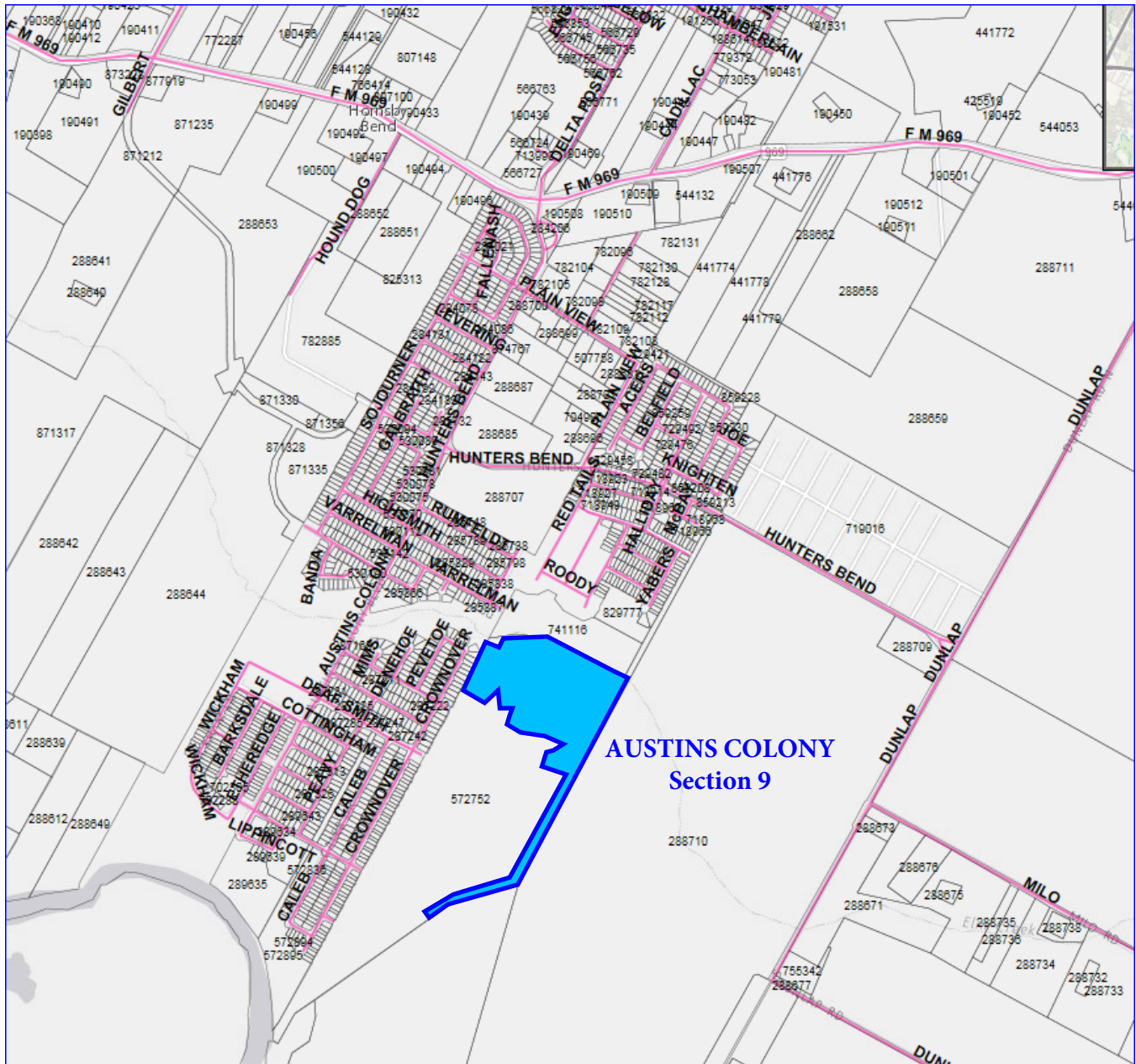
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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

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

Austin's Colony Section 9
C8J-03-0146.13A



Location Map

(Not to scale)