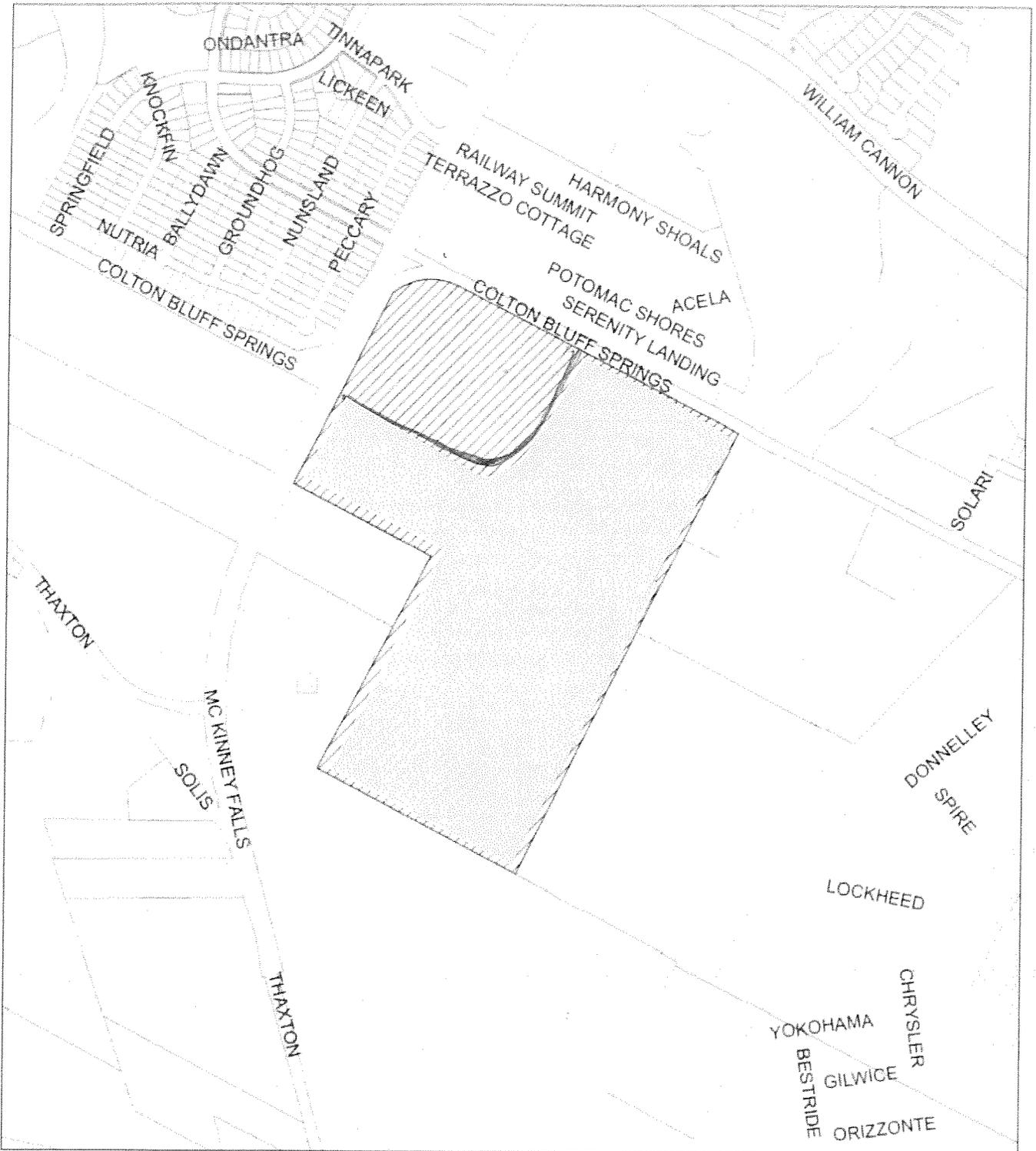


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0217.2A**ZAP DATE:** April 21, 2020**SUBDIVISION NAME:** Colton Bluff Phase 1A**AREA:** 15.908 acres**LOT(S):** 1**OWNER/APPLICANT:** KB Home Lone Star  
(John Zinsmeyer)**AGENT:** Carlson, Brigance &  
Doering (Brett Pasquarella)**ADDRESS OF SUBDIVISION:** 7231 Colton Bluff Springs Rd.**GRIDS:** K - 12/13**COUNTY:** Travis**WATERSHED:** Cotton Mouth & Marble Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-6, MF-3-CO**DISTRICT:** 2**PROPOSED LAND USE:** Multifamily**SIDEWALKS:** Sidewalks will be provided along subdivision side of Colton Bluff Springs Rd. McKinney Falls Parkway and Grand Regency Way prior to the lot being occupied.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of the approved preliminary namely, Colton Bluff Phase 1A. The proposed final plat is composed of 1 lot on 15.908 acres.**STAFF RECOMMENDATION:** The staff recommends approval the plat. This plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)



-  Subject Tract
-  Base Map

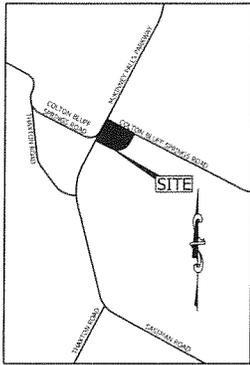
CASE#: C8-2018-0217.2A  
 LOCATION: 7231 COLTON BLUFF SPRINGS RD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

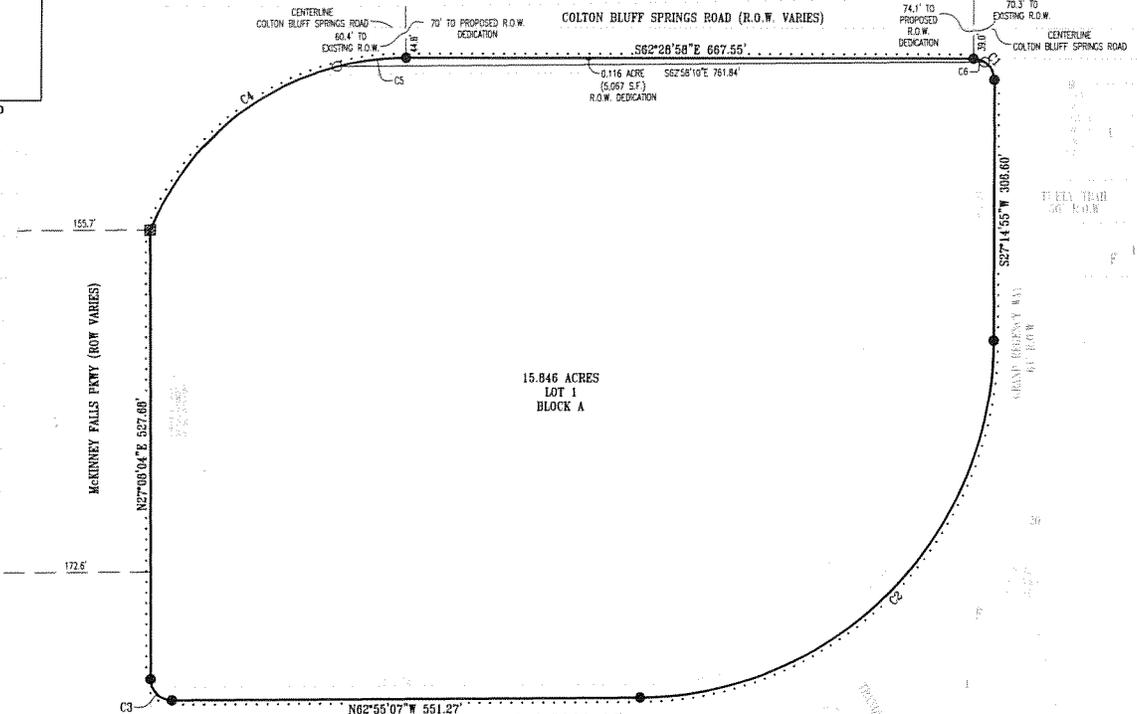
This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# COLTON BLUFF, PHASE 1A



LOCATION MAP  
NOT TO SCALE



15.846 ACRES  
LOT 1  
BLOCK A

COLTON BLUFF SPRINGS ROAD  
(R.O.W. VARIES)

MCKINNEY FALLS PKWY  
(R.O.W. VARIES)

SCALE: 1" = 100'

**LEGEND**

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CONCRETE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- 12 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- ..... SIDEWALKS

Curve Table						
Curve	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.15	25.00	S17°37'02"E	35.27	24.88	89°43'52"
C2	655.43	418.00	S72°10'11"W	590.32	416.84	89°56'26"
C3	39.29	25.00	N17°53'31"W	35.37	25.02	90°03'11"
C4	365.27	324.27	N83°29'36"E	363.00	219.03	88°04'29"

APPLICATION SUBMITTAL DATE: SEPTEMBER 9, 2019  
PLAT PREPARATION DATE: NOVEMBER 25, 2019

OWNER:  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., STE. 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

TOTAL OF LOTS: 1  
NO. OF MULTI FAMILY LOTS: 1  
NO. OF BLOCKS: 1

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

TOTAL ACRES: 15,908 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY,  
ABSTRACT NO. 24  
F.E.M.A. MAP NO. 484530615J  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 6, 2016

**SHEET NO. 1 OF 2**

**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

# COLTON BLUFF, PHASE 1A

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME LONE STAR, INC. A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF THAT CERTAIN 94.441 ACRES TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018195329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 15.908 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

### "COLTON BLUFF, PHASE 1A"

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.

JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

SYLVIA LIMON, FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOLENE KYLBASSA (CHAIRPERSON) AIA AGUIRRE, SECRETARY

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBAUWDR, 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., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBAUWDR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_, DEPUTY

#### GENERAL NOTES:

- 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 \_\_\_\_\_, 20\_\_\_\_. 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.
- 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.
- 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.
- 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 VARIATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENT.
- ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
- DRIVEWAYS MAY NOT CROSS A SLOPE GREATER THAN 15%.
- SLOPES IN EXCESS OF 15% EXIST ON LOT 1, BLOCK A, CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- 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: MCKINNEY FALLS PARKWAY, COLTON BLUFF SPRINGS RD, AND GRAND REGENCY WAY. 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.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR 440 UNITS BY THE DEDICATION OF LAND, RECORDATION OF A PARK EASEMENT AND A CREDIT FOR AMENITIES TO BE CONSTRUCTED. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOOD PLAN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C0615J, FOR TRAVIS COUNTY, TEXAS. DATED JANUARY 6, 2016.

ENGINEERING BY:

BRETT R. PASQUARELLA, P.E. NO. 84769 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 25 OF THE AUSTIN CITY CODE, OF 1981 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@cbding.com



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 OCCASIONS, GREATER FLOODS 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.

SHEET NO. 2 OF 2

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #F3791 ♦ REG. # 10024900  
 Civil Engineering ♦ Surveying  
 5501 West William Cannon ♦ Austin, Texas 78749  
 Phone No. (512) 280-5166 ♦ Fax No. (512) 280-5165

C8-2018-0217.2A

PATH-J:\AC3D\5147\SURVEY\PLAT - COLTON BLUFF PH 1A.dwg