

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0217.4A**PC DATE:** November 10, 2020**SUBDIVISION NAME:** Colton Bluff Phase 3**AREA:** 6.88 acres**LOTS:** 121**OWNER/APPLICANT:** KB Homes Lone Star LP**AGENT:** Carlson, Brigrance, Doering (Geoff Guererro)**ADDRESS OF SUBDIVISION:** 13910 N FM 620 Rd**COUNTY:** Travis**WATERSHED:** Cotton Mouth Creek**JURISDICTION:** Full Purpose**ZONING:** SF-4A, SF-4A-CO**DISTRICT:** 2**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Colton Bluff Phase 3. This is a small lot subdivision comprised of 121 lots on 6.88 acres. All comments have been cleared. The plat complies with the criteria of approval in LDC 25-4-84(B) and staff recommends approval.

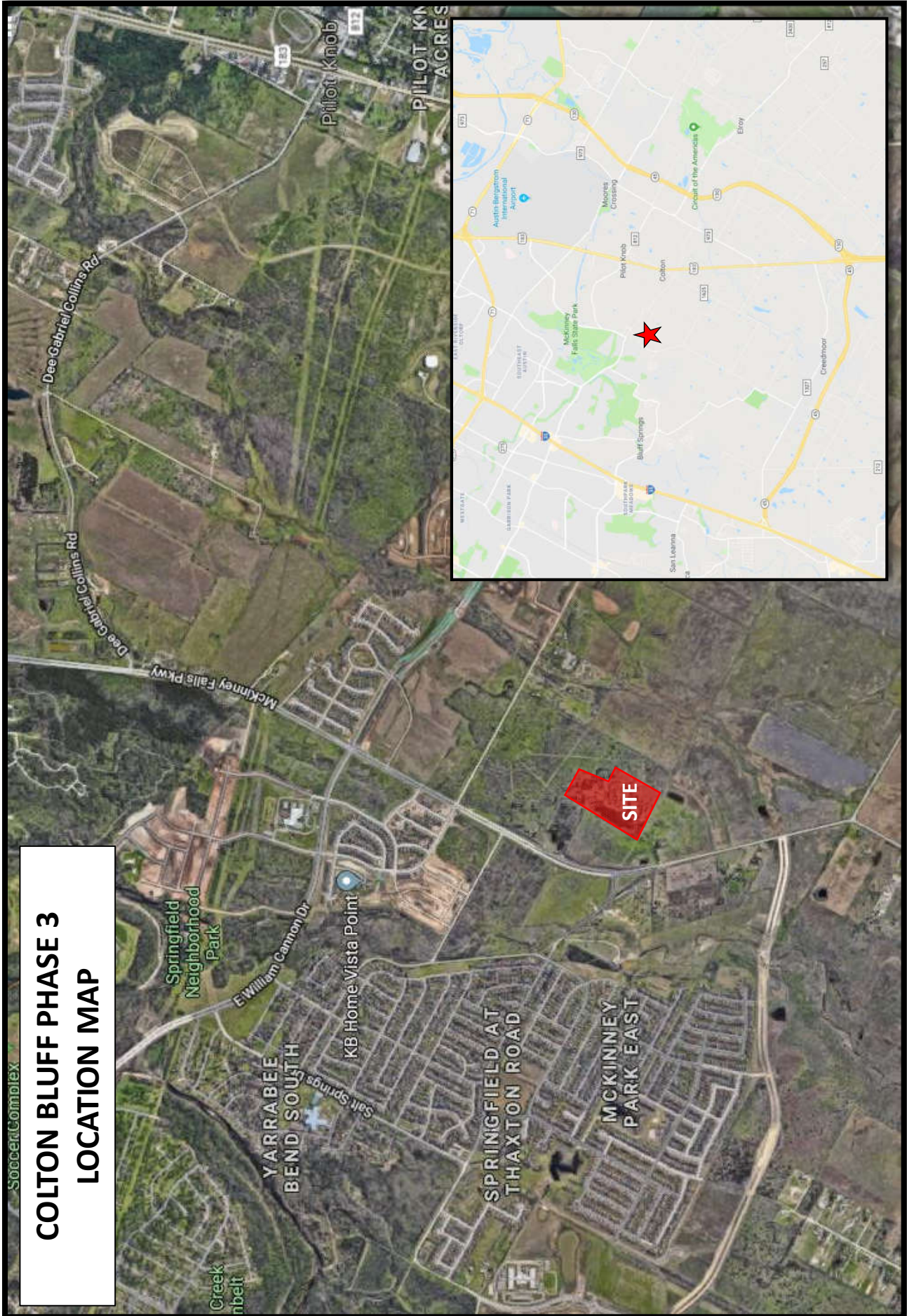
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The plat meets all applicable State and City of Austin Land Development Code requirements.

**LAND USE COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

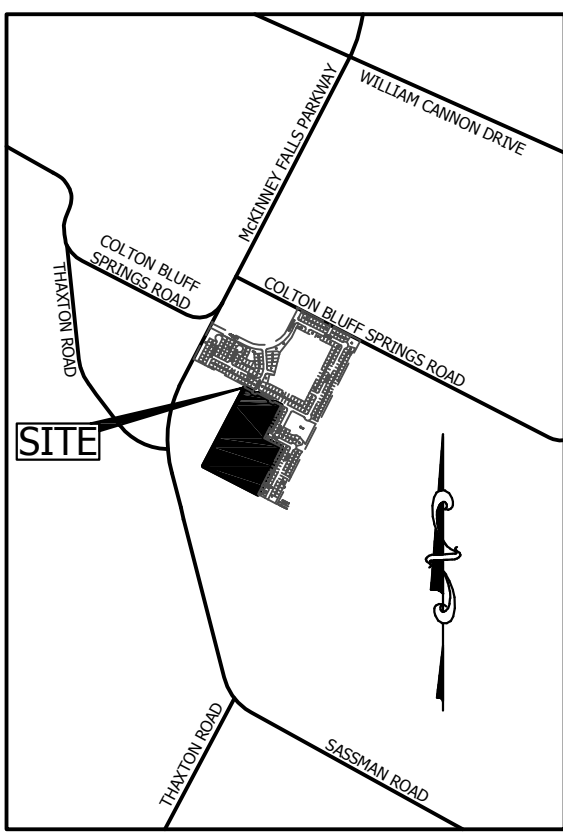
Exhibit B: proposed plat

# COLTON BLUFF PHASE 3 LOCATION MAP



# COLTON BLUFF, PHASE 3

## A SMALL LOT SUBDIVISION

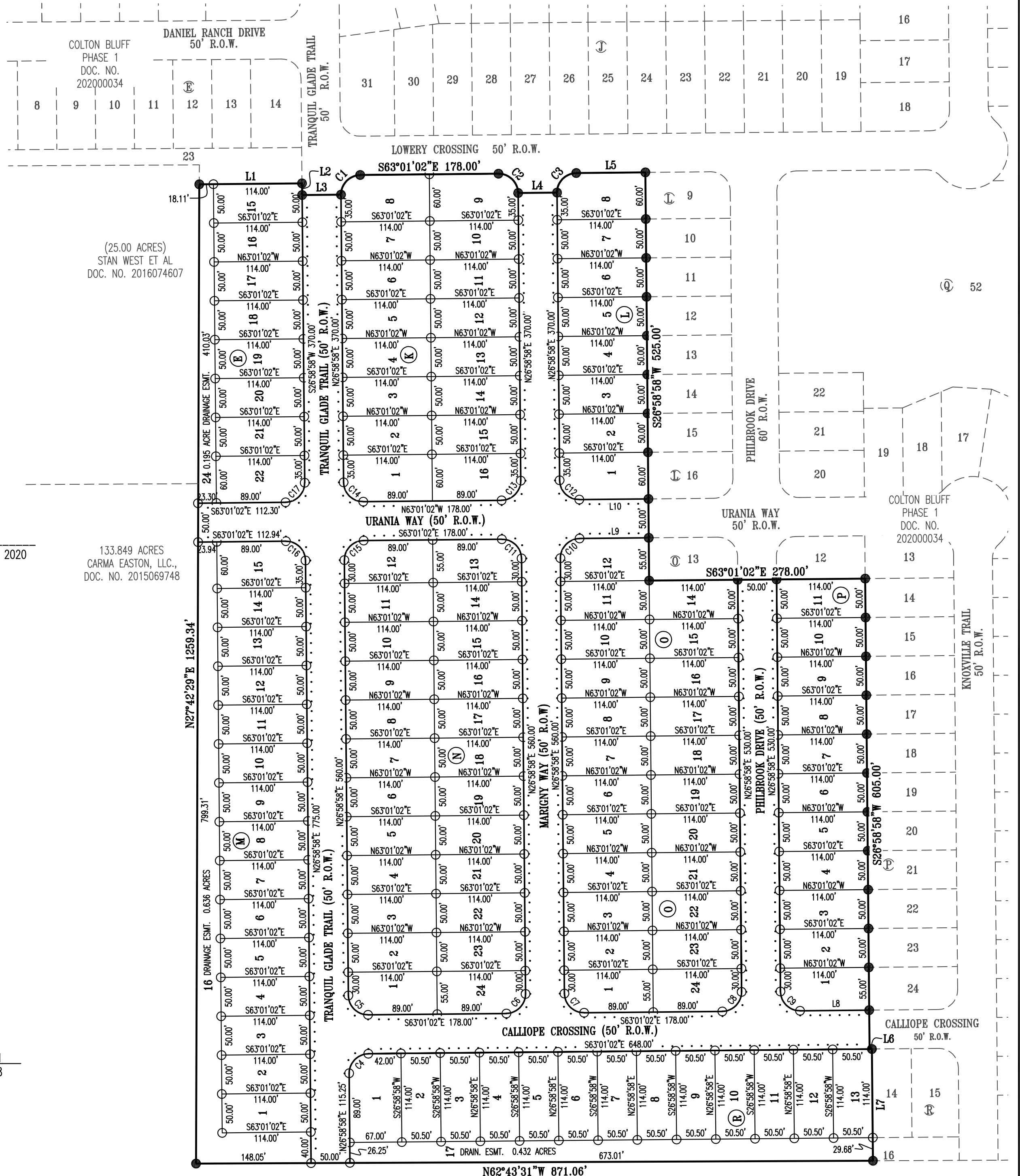


LOCATION MAP  
NOT TO SCALE

### LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CONCRETE MONUMENT SET
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- 12 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- CWQZ— CRITICAL WATER QUALITY ZONE
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOOD PLAN
- ..... PROPOSED SIDEWALK

SCALE: 1" = 100'



APPLICATION SUBMITTAL DATE: \_\_\_\_\_  
PLAT PREPARATION DATE: MARCH 11, 2020

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

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

TOTAL ACREAGE: 21.665 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY,  
ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0615J  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 6, 2016

133.849 ACRES  
CARMA EASTON, LLC.,  
DOC. NO. 2015069748

133.849 ACRES  
CARMA EASTON, LLC.,  
DOC. NO. 2015069748

TOTAL OF LOTS :	121
NO. OF SINGLE FAMILY LOTS:	118
NO. D.E. LOTS:	3
NO. OF BLOCKS:	8

RIGHT-OF-WAY LINEAR FOOTAGE		
CALLIOPE CROSSING	50' R.O.W.	695'
MARIGNY WAY	50' R.O.W.	1,080'
PHILBROOKE DRIVE	50' R.O.W.	580'
TRANQUIL GLADE TRAIL	50' R.O.W.	1,245'
URANIA WAY	50' R.O.W.	580'
TOTAL	6,889 ACRES	4,180'

### SHEET NO. 1 OF 3

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791    REG. # 10024900

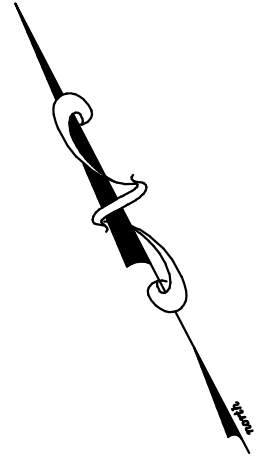
Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165

C8-2018-0217.4A

PATH-J:\AC3D\5205\SURVEY\5205 - COLTON BLUFF, PHASE 3 PLAT.dwg

# COLTON BLUFF, PHASE 3

## A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C2	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C3	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C4	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C5	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C6	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C7	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C8	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C9	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C10	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C11	39.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C12	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C13	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C14	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C15	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C16	39.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C17	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"

Line Table		
Line #	Length	Direction
L1	132.11	S63°01'02"E
L2	15.00	S26°58'58"W
L3	50.00	S63°01'02"E
L4	50.00	S63°01'02"E
L5	89.00	S63°01'02"E
L6	3.00	S63°01'02"E
L7	143.68	S26°58'58"W
L8	89.00	S63°01'02"E
L9	89.00	S63°01'02"E
L10	89.00	S63°01'02"E

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
E	15	5,700	N	11	5,700
E	16	5,700	N	12	6,136
E	17	5,700	N	13	6,136
E	18	5,700	N	14	5,700
E	19	5,700	N	15	5,700
E	20	5,700	N	16	5,700
E	21	5,700	N	17	5,700
E	22	6,706	N	18	5,700
E	24	8,489	N	19	5,700
			N	20	5,700
H	1	6,706	N	21	5,700
H	2	5,700	N	22	6,706
H	3	5,700	N	24	6,136
H	4	5,700			
H	5	5,700	O	1	6,136
H	6	5,700	O	2	5,700
H	7	5,700	O	3	5,700
H	8	5,700	O	4	5,700
H	9	5,700	O	5	5,700
H	10	5,700	O	6	5,700
H	11	5,700	O	7	5,700
H	12	5,700	O	8	5,700
H	13	5,700	O	9	5,700
H	14	5,700	O	10	5,700
H	15	5,700	O	11	5,700
H	16	6,706	O	12	6,136
			O	14	5,700
L	1	6,706	O	15	5,700
L	2	5,700	O	16	5,700
L	3	5,700	O	17	5,700
L	4	5,700	O	18	5,700
L	5	5,700	O	19	5,700
L	6	5,700	O	20	5,700
L	7	5,700	O	21	5,700
L	8	6,706	O	22	6,706
			O	24	6,136
M	1	6,706			
M	2	5,700	P	1	6,136
M	3	5,700	P	2	5,700
M	4	5,700	P	3	5,700
M	5	5,700	P	4	5,700
M	6	5,700	P	5	5,700
M	7	5,700	P	6	5,700
M	8	5,700	P	7	5,700
M	9	5,700	P	8	5,700
M	10	5,700	P	9	5,700
M	11	5,700	P	10	5,700
M	12	5,700	P	11	5,700
M	13	5,700			
M	14	5,700	O	1	7,504
M	15	6,706	O	2	5,757
M	16	27,699	O	3	5,757
			O	4	5,757
N	1	6,136	O	5	5,757
N	2	5,700	O	6	5,757
N	3	5,700	O	7	5,757
N	4	5,700	O	8	5,757
N	5	5,700	O	9	5,757
N	6	5,700	O	10	5,757
N	7	5,700	O	11	5,757
N	8	5,700	O	12	5,757
N	9	5,700	O	13	5,757
N	10	5,700	O	17	18,821

**SHEET NO. 2 OF 3**

**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 3

## A SMALL LOT SUBDIVISION

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 21.665 ACRES OF LAND TO BE KNOWN AS:

### "COLTON BLUFF, PHASE 3"

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 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.

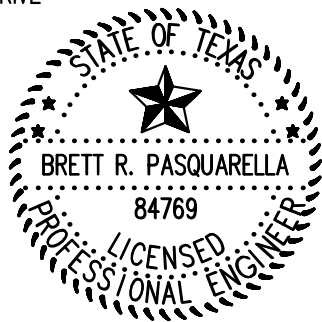
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR  
STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 PLAIN 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



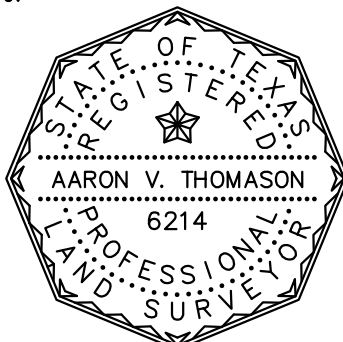
CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

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@cbdeng.com



#### 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.
- THIS SUBDIVISION IS A SMALL LOT SUBDIVISION (LDC 25-4-232 AND AS AMENDED). THE LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS IN DOCUMENT NO. 2020027954.
- 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 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.
- 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.
- 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: CALLIOPE CROSSING, MARIGNY WAY, PHILBROOK DRIVE, TRANQUIL GLADE TRAIL, AND URANIA 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.
- 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.
- COMMON AREAS SUCH AS PEDESTRIAN ACCESS WAYS ON SEPARATE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
- THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANT/DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT # 2020131204 & 2020131631, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

- LOT 24, BLOCK "E", LOT 16, BLOCK "M", AND LOT 17, BLOCK "R", ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS AND ARE RESTRICTED TO NON RESIDENTIAL USES.
- 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%.
- PARKLAND DEDICATION IS SATISFIED WITH THE DEDICATION OF 3.15 ACRES OF PARKLAND INCLUDED IN LOT 36, BLOCK B, AND LOT 52, BLOCK Q, IN COLTON BLUFF, PHASE 1, COA # C8-2019-0217.1A, RECORDED IN DOCUMENT NUMBER 202000034, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

APPROVED, 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.

\_\_\_\_\_  
STEVE HOPKINS, FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

THE 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., 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

### SHEET NO. 3 OF 3



C8-2018-0217.4A

PATH-J:\AC3D\5205\SURVEY\5205 - COLTON BLUFF, PHASE 3 PLAT.dwg