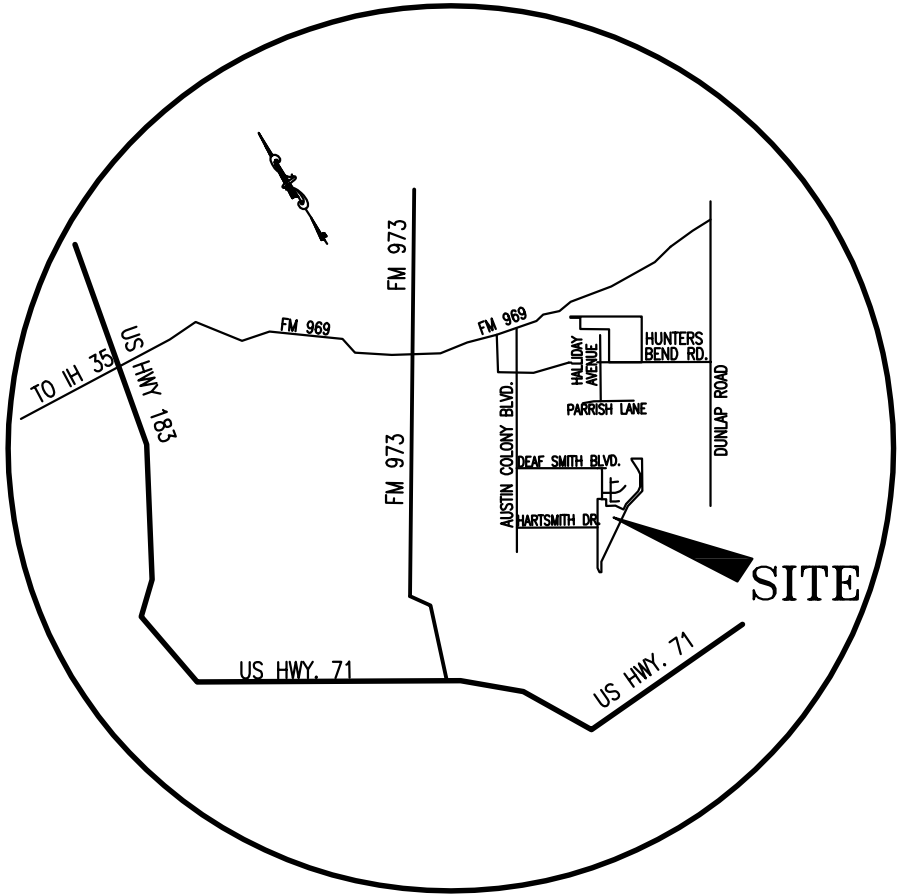


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-03-0146.7A**Z.A.P. DATE:** June 7, 2016**SUBDIVISION NAME:** Austin's Colony Section Thirteen Final Plat**AREA:** 23.59 acres**LOT(S):** 92 total lots**OWNER/APPLICANT:** Qualico AC, L.P. (V. Massaro) **AGENT:** Carlson, Brigrance, & Doering, Inc. (C. Brigrance)**ADDRESS OF SUBDIVISION:** Hartsmith Drive**GRIDS:** R18**COUNTY:** Travis**WATERSHED:** Elm Creek**JURISDICTION:** 2-mile ETJ**EXISTING ZONING:** County**MUD:** N/A**PROPOSED LAND USE:** 91 single family lots, one water quality/public utility easement/drainage easement lot, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Austin's Colony Section Thirteen Final Plat. The final plat is composed of 92 lots on 23.59 acres. Water and wastewater will be provided by Southwest Water Company (SWWC) Utilities, Inc.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Michael Hettenhausen
Email address: Michael.Hettenhausen@traviscountytx.gov**PHONE:** (512) 854-7563

AUSTIN’S COLONY SECTION 13



LOCATION MAP
(N.T.S.)

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 13

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MATCH LINE
SHEET 3

SCALE: 1" = 100'

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C2	23.65	15.00	N72°32'57"E	21.28	15.09	90°20'54"
C3	23.47	15.00	S17°27'03"E	21.15	14.91	89°39'06"
C4	135.76	328.00	N50°25'10"W	134.79	68.86	23°42'51"
C5	12.28	15.00	S62°00'30"E	11.94	6.51	46°53'30"
C6	160.43	50.00	N06°28'03"E	99.94	1490.21	183°50'36"
C7	19.65	25.00	S75°52'17"W	19.15	10.36	45°02'08"
C8	368.36	328.00	N85°31'37"E	349.31	206.34	64°20'47"
C9	23.65	15.00	N72°32'15"E	21.27	15.09	90°19'30"
C10	23.47	15.00	N17°27'03"W	21.15	14.91	89°39'06"
C11	115.79	272.00	N50°04'51"W	114.92	58.79	24°23'30"
C12	23.89	15.00	N07°44'04"E	21.44	15.33	91°14'19"
C13	288.23	272.00	N83°42'41"E	274.94	159.31	60°42'56"
C14	24.43	15.00	S19°16'40"E	21.82	15.89	93°18'21"
C15	23.65	15.00	S72°32'57"W	21.28	15.09	90°20'54"
C16	31.37	328.00	N59°32'13"W	31.36	15.70	5°28'46"
C17	38.05	328.00	N53°28'25"W	38.03	19.05	6°38'49"
C18	38.28	328.00	N46°48'26"W	38.25	19.16	6°41'10"
C19	28.06	328.00	N41°00'48"W	28.05	14.04	4°54'06"
C20	11.86	15.00	S61°12'22"E	11.55	6.26	45°17'15"
C21	0.42	15.00	S84°39'07"E	0.42	0.21	1°36'15"
C22	44.58	50.00	N59°54'52"W	43.11	23.89	51°04'46"
C23	33.63	50.00	N15°06'21"W	33.00	17.48	38°32'15"
C24	33.63	50.00	N23°25'54"E	33.00	17.48	38°32'15"
C25	38.93	50.00	N65°00'22"E	37.96	20.51	44°36'42"
C26	9.67	50.00	S87°08'58"E	9.65	4.85	11°04'38"
C27	19.18	328.00	N55°01'43"E	19.18	9.59	3°21'00"
C28	40.00	328.00	N60°11'51"E	39.98	20.03	6°59'16"
C29	40.03	328.00	N67°11'17"E	40.01	20.04	6°59'35"
C30	40.06	328.00	N74°10'59"E	40.03	20.05	6°59'50"
C31	40.07	328.00	N81°10'53"E	40.05	20.06	6°59'58"
C32	40.08	328.00	N88°10'53"E	40.05	20.06	7°00'02"
C33	40.07	328.00	S84°49'06"E	40.05	20.06	6°59'59"
C34	40.06	328.00	S77°49'11"E	40.03	20.05	6°59'51"
C35	40.04	328.00	S70°49'27"E	40.01	20.04	6°59'37"
C36	28.78	328.00	S64°48'49"E	28.77	14.40	5°01'39"
C37	60.88	272.00	N55°51'52"W	60.75	30.57	12°49'28"
C38	54.91	272.00	N43°40'07"W	54.82	27.55	11°34'02"
C39	30.01	272.00	N56°30'52"E	30.00	15.02	6°19'18"
C40	55.87	272.00	N65°33'37"E	55.78	28.04	11°46'11"
C41	105.00	272.00	N82°30'13"E	104.35	53.16	22°07'01"
C42	97.35	272.00	S76°11'04"E	96.83	49.20	20°30'25"

Line Table		
Line #	Length	Direction
L1	55.63	N62°06'51"W
L2	147.33	N01°56'34"E
L3	85.45	N27°43'40"E
L4	10.26	S27°22'30"W
L5	104.00	S62°37'30"E
L6	68.45	N62°16'36"W
L7	66.62	S41°44'08"E

DATE: MAY 05, 2016

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

TOTAL ACREAGE: 23.598 ACRES
SURVEY: JOHN BURLISON LEAGUE, SURVEY NO. 33
F.E.M.A. MAP NO. 48453C 0630 K
TRAVIS COUNTY, TEXAS DATED: JANUARY 6, 2016

TOTAL OF LOTS : 92
NO. OF SINGLE FAMILY LOTS: 91
NO. OF WATER QUALITY, P.U.E. & DRAINAGE LOTS: 1
NO. OF BLOCKS: 4

RIGHT-OF-WAY LINEAR FOOTAGE

TILMON LANE	56' ROW	960'
HARTSMITH DRIVE	56' ROW	642'
JOLYNN STREET	56' ROW	946'
TOTAL	3.25 ACRES = ROW	2,548'

EASEMENT NOTE:
1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAYS 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

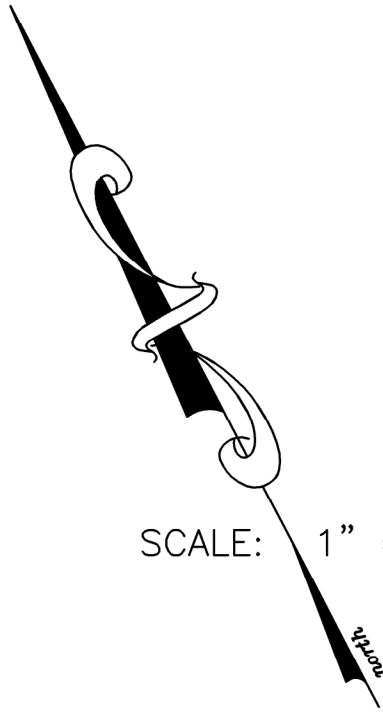


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering 5501 West William Cannon
Phone No. (512) 280-5160
Surveying Austin, Texas 78749
Fax No. (512) 280-5165

C8J-03-0146.7A

PATH-J:\4792\SURVEY\AUSTIN'S COLONY PHS. 13

AUSTIN'S COLONY SECTION 13



SCALE: 1" = 100'

GRAPHIC SCALE

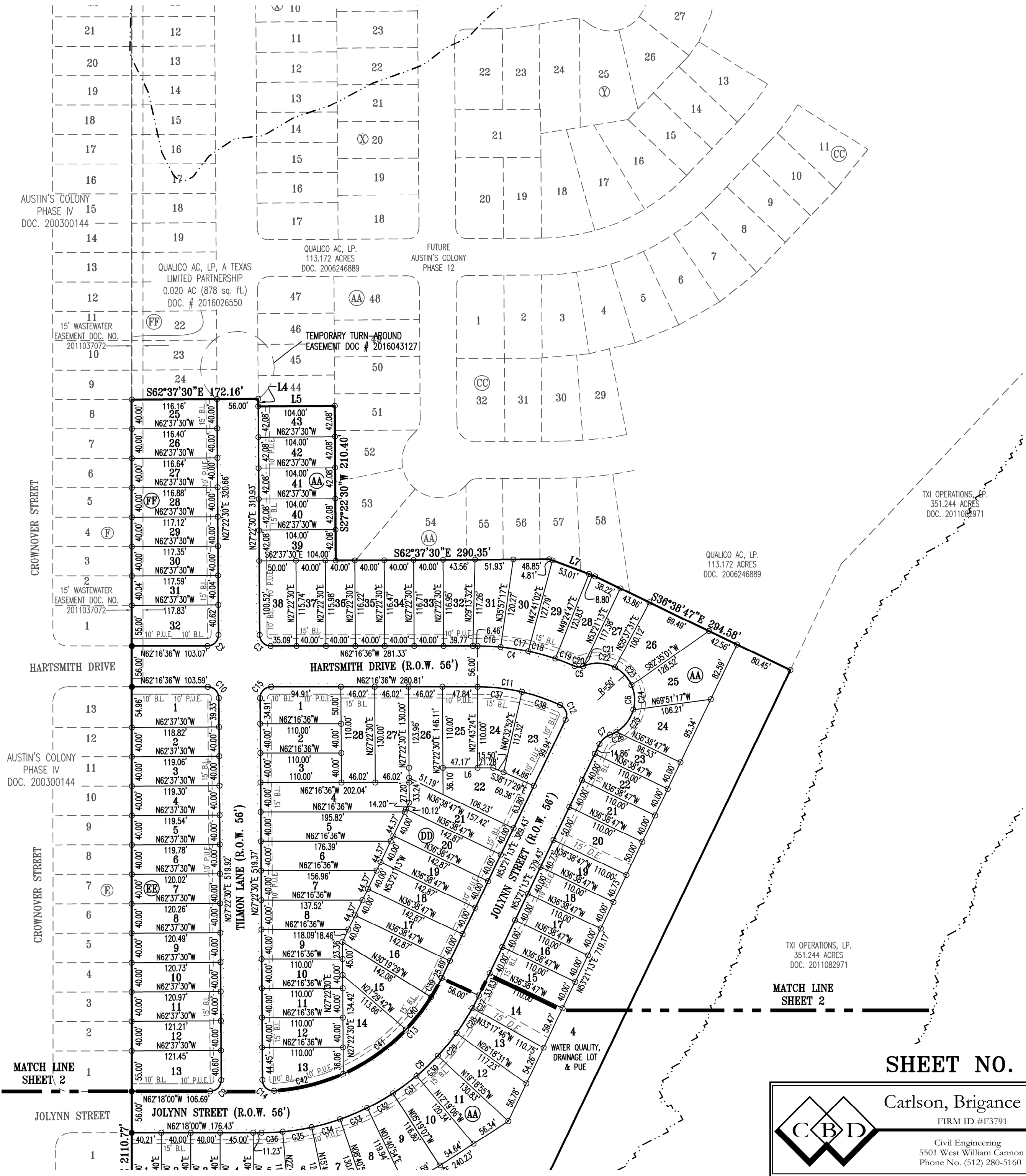


(IN FEET)

1 inch = 100 ft.

LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- 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



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

C8J-03-0146.7A

PATH-J:\4792\SURVEY\AUSTIN'S COLONY PHS. 13

AUSTIN’S COLONY SECTION 13

GENERAL NOTES:

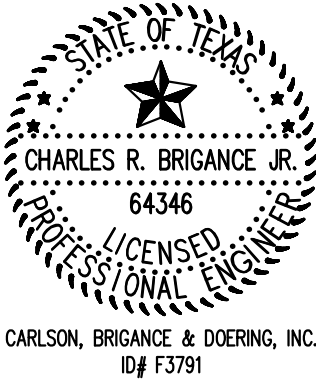
1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION 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 SUBDIVSION, 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 SUBDIVSION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVSION 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 SUBDIVSION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS LOC 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 SUBDIVSION BY SMMC UTILITIES, INC.
13. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO SMMC UTILITIES, INC. WATER AND WASTEWATER UTILITY SYSTEM.
14. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVSION 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 SUBDIVSION 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 SUBDIVSION/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, JOLYNN STREET AND HARTSMITH DRIVE. 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.
21. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVSION, 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 SUBDIVSION 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 ENVIROMENTAL FEATURE BUFFER ZONE PER CHAPTER [30-5-281] OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
25. THIS SUBDIVSION WILL BE DEVELOPED IN ACCORDANCE WITH TITLE 30-2-232.
26. A WAIVER FROM DETENTION WAS APPROVED BY THE WATERSHED PROTECTION DIVISION OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT ON MARCH 05, 2004.
27. THE SUBDIVSION 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 SUBDIVSION.
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 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. LOTS 4 BLOCK "AA", WILL BE OWNED AND MAINTAINED BY THE AC RIVERCREEK HOA, INC., OR ITS ASSIGNS.
32. UTILITY SERVICE: PHONE SERVICE TO BE PROVIDED BY AT&T, CABLE SERVICE TO BE PROVIDED BY TIME WARNER CABLE, GAS SERVICE TO BE PROVIDED BY TEXAS GAS SERVICE.
33. THE OWNER/DEVELOPER OF THIS SUBDIVSION/LOT SHALL PROVIDE AUSTIN ENERGY 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.
34. 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 AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
35. 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.
36. 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.

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
aaron@cdbdeng.com



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 13

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, AND THAT CERTAIN 0.020 ACRE TRACT OF LAND CONVEYED BY DEED IN DOCUMENT NUMBER 2016026550 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTRY, TEXAS, DOES HEREBY SUBDIVIDE 23.598 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 13" 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 _____, 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 ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON, GABRIEL ROJAS

SECRETARY, JOLENE KIOLBASSA

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 ♦ Surveying5501 West William Cannon ♦ Austin, Texas 78749Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165