

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-03-0146.11A**Z.A.P. DATE:** January 16, 2018**SUBDIVISION NAME:** Austin's Colony Section 10A**AREA:** 2.59 Acres**LOT(S):** 54 Total Lots**OWNER/APPLICANT:** Qualico AC LP**AGENT:** Carlson, Brigrance &
Doering Inc. (C. Brigrance)**ADDRESS OF SUBDIVISION:** Anglin Lane**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 54 single-family, right-of-way, landscape, and public utility lots on 2.59 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: 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:

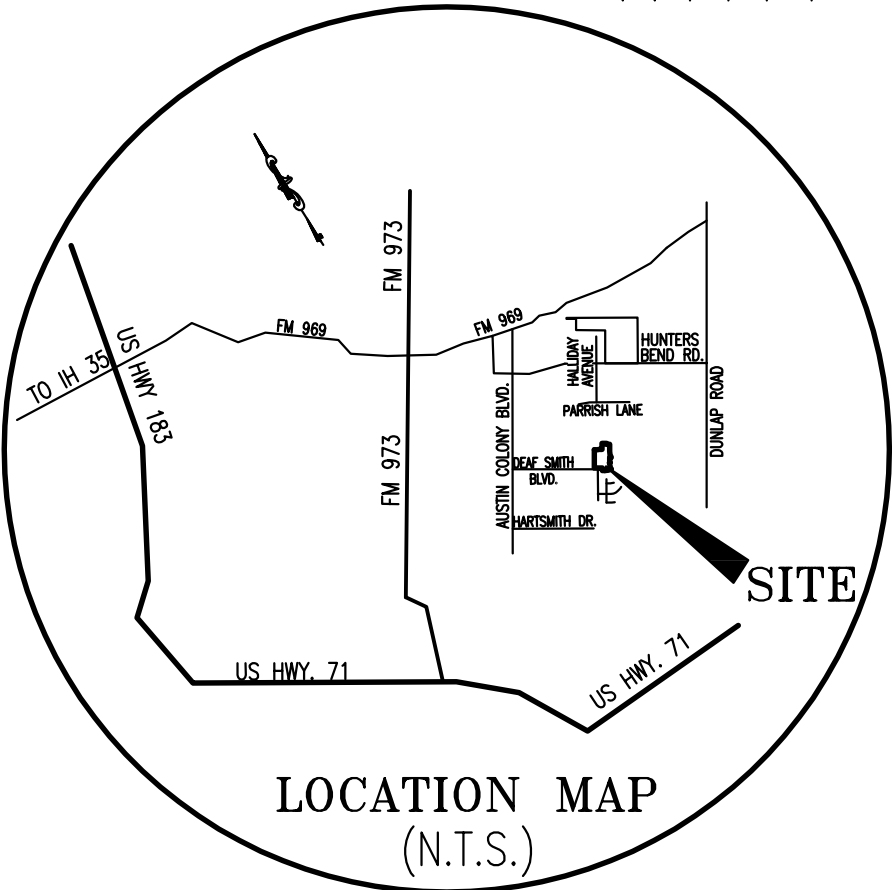
CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 512-854-7562

AUSTIN’S COLONY SECTION 10A

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

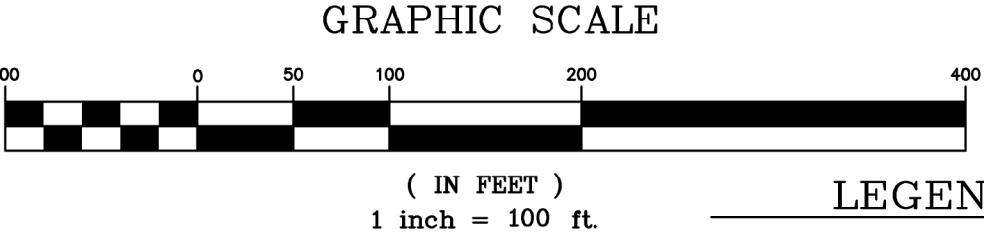
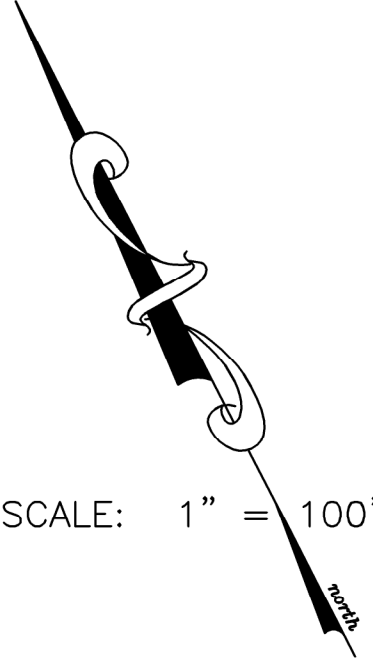
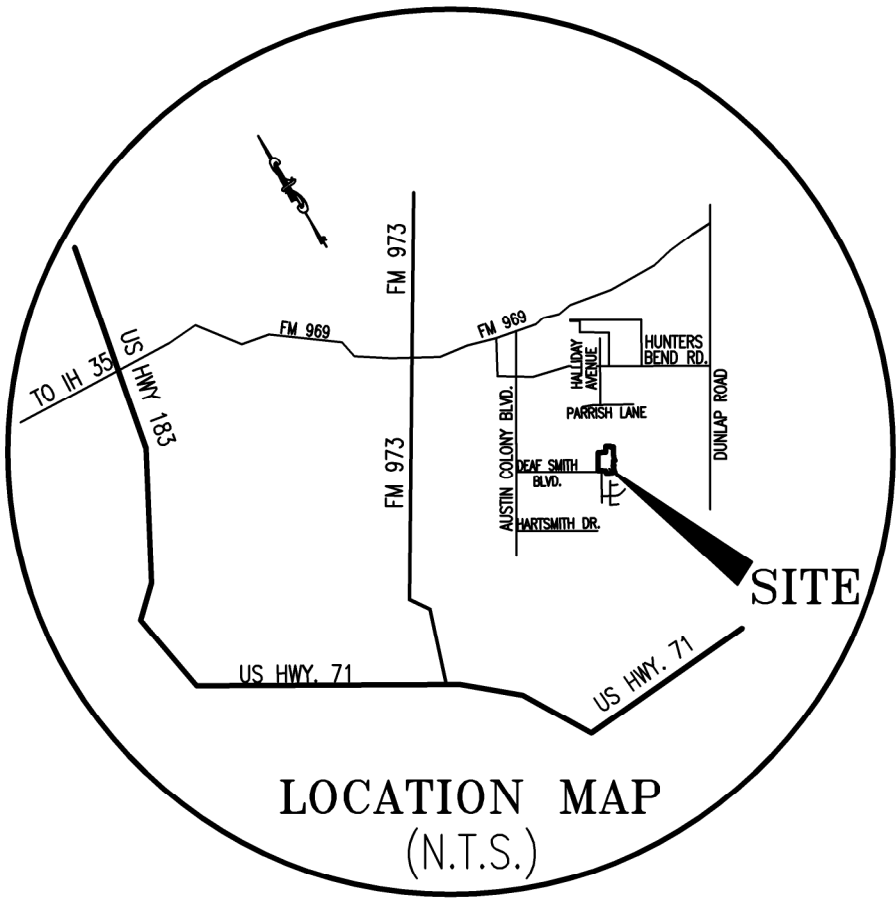
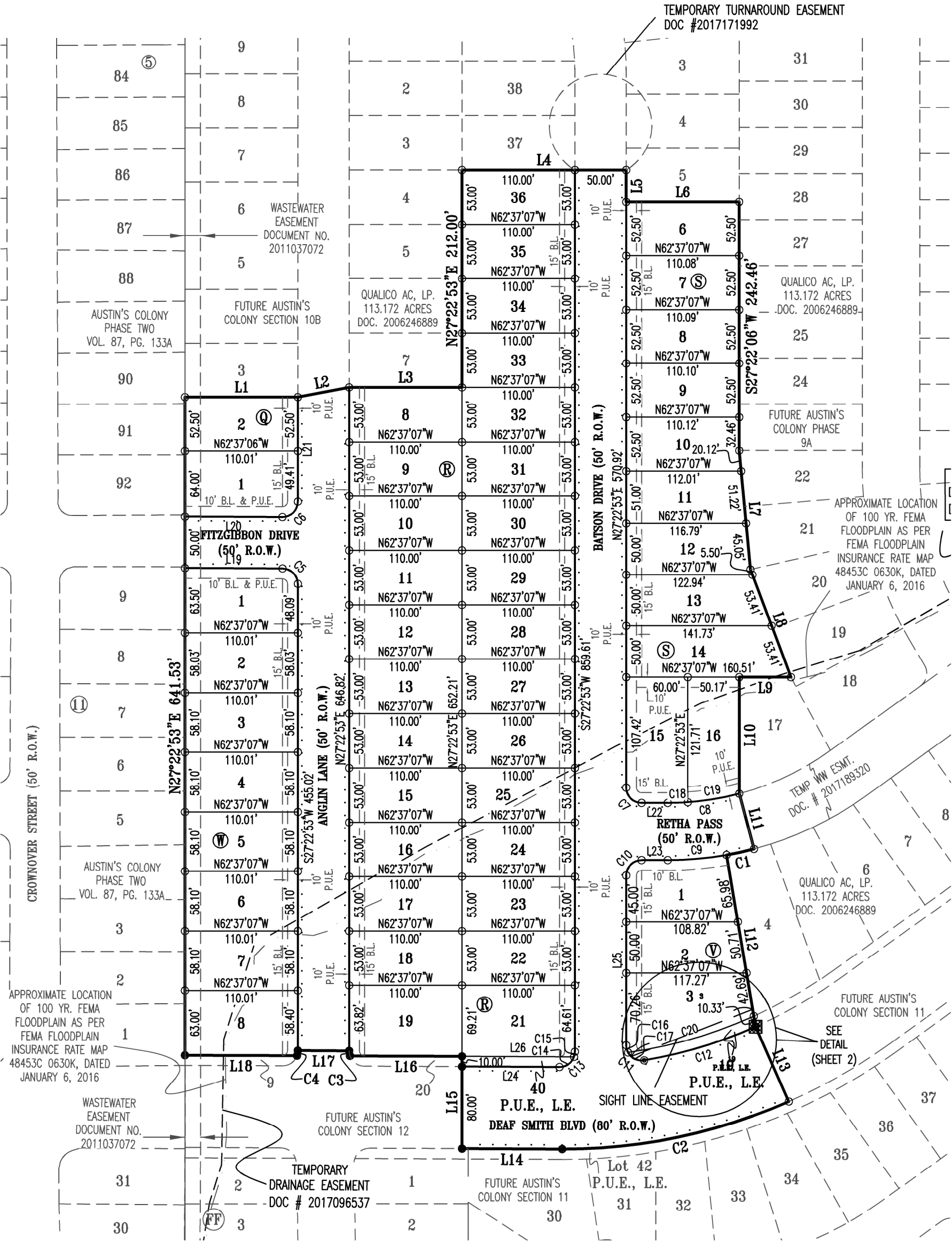
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER 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 4

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

AUSTIN'S COLONY SECTION 10A



LEGEND	
○	CAPPED IRON ROD SET
●	CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
■	CONCRETE MONUMENT SET
⊙	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
---	FEMA
---	BUILDING LINE

Line Table		
Line #	Length	Direction
L1	110.01	S62°37'06"E
L2	50.90	S73°26'01"E
L3	110.00	S62°37'07"E
L4	160.00	S62°37'07"E
L5	31.06	S27°22'53"W
L6	110.07	S62°37'07"E
L7	116.40	S22°01'02"W
L8	112.32	S06°47'17"W
L9	50.34	N62°37'07"W
L10	113.33	S27°22'53"W
L11	56.00	S12°31'37"W
L12	169.70	S17°47'20"W
L13	80.00	S03°30'05"W

Line Table		
Line #	Length	Direction
L14	97.63	N62°22'46"W
L15	90.00	N27°22'53"E
L16	109.16	N62°22'46"W
L17	50.00	N62°14'09"W
L18	109.13	N62°22'46"W
L19	95.07	S62°22'27"E
L20	94.94	S62°22'27"E
L21	101.91	S27°22'53"W
L22	25.44	S62°37'07"E
L23	25.44	S62°37'07"E
L24	94.94	S62°22'46"E
L25	165.26	S27°22'53"W
L26	109.12	N62°22'46"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	27.36	328.00	N75°05'00"W	27.35	13.69	4°46'46"
C2	227.32	540.00	N74°26'21"W	225.64	115.37	24°07'09"
C3	5.03	15.00	N17°45'55"E	5.01	2.54	19°13'55"
C4	5.16	15.00	S37°14'12"W	5.13	2.61	19°42'38"
C5	23.50	15.00	N17°29'47"W	21.17	14.94	89°45'20"
C6	23.63	15.00	N72°30'13"E	21.26	15.06	90°14'40"
C7	23.56	15.00	S17°37'07"E	21.21	15.00	90°00'00"
C8	70.52	272.00	S70°02'45"E	70.32	35.46	14°51'16"
C9	57.67	328.00	S67°39'22"E	57.60	28.91	10°04'29"
C10	23.56	15.00	S72°22'53"W	21.21	15.00	90°00'00"
C11	26.11	15.00	S22°28'40"E	22.93	17.79	99°43'06"
C12	113.70	460.00	S79°25'04"E	113.41	57.14	14°09'42"
C13	23.62	15.00	N72°30'03"E	21.26	15.06	90°14'21"
C14	18.46	15.00	N82°21'22"E	17.32	10.61	70°31'44"
C15	5.16	15.00	N37°14'12"E	5.13	2.61	19°42'38"
C16	7.40	15.00	S13°14'26"W	7.33	3.78	28°16'54"
C17	18.70	15.00	S36°37'07"E	17.51	10.79	71°26'12"
C18	19.57	272.00	S64°40'49"E	19.57	9.79	4°07'23"
C19	50.95	272.00	S72°06'26"E	50.87	25.55	10°43'53"
C20	128.00	450.00	S78°40'29"E	127.57	64.43	16°17'49"

DATE: JANUARY 4, 2017

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: 9.979 ACRES
SURVEY: JOHN BURLESON LEAGUE, SURVEY NO. 33
F.E.M.A. MAP NO. 48453C 0630 K
TRAVIS COUNTY, TEXAS DATED: JANUARY 6, 2016
CLOMR CASE NUMBER: 16-06-2190C

TOTAL OF LOTS :	54
NO. OF SINGLE FAMILY LOTS:	52
NO. OF P.U.E. & LANDSCAPE LOTS: 2	
NO. OF BLOCKS: 5	
RIGHT-OF-WAY LINEAR FOOTAGE	
DEAF SMITH BOULEVARD	80' ROW 308'
RETHA PASS	50' ROW 143'
FITZGIBBON DRIVE	50' ROW 135'
ANGLIN LANE	50' ROW 642'
BATSON DRIVE	50' ROW 913'
TOTAL	2.59 ACRES = ROW 2,141'

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 4 (R)

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

AUSTIN’S COLONY SECTION 10A

GENERAL NOTES:

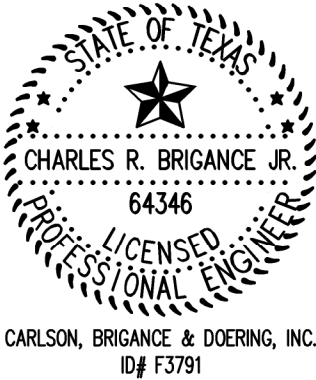
1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION 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 LDC 30-2-83.
6. 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.
7. 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.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. 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.
- 10.WATER AND WASTEWATER WILL BE PROVIDED TO THE SUBDIVSION BY SWWC UTILITIES, INC.
- 11.NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO SWWC UTILITIES, INC. WATER AND WASTEWATER UTILITY SYSTEM.
- 12.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.
- 13.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.
- 14.ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED AND INSTALLED TO TRAVIS COUNTY STANDARDS.
- 15.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.
- 16.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.
- 17.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 BOULEVARD, BATSON DRIVE, ANGLIN LANE, FITZGIBBON DRIVE AND RETHA PASS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVSION. 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.
- 18.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 DETAINEED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. THE SUBDIVSION HAS BEEN ACCEPTED INTO THE REGIONAL STORMWATER MANAGEMENT PROGRAM FOR ELM CREEK.
- 19.ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY CHAPTER 30-5.
- 20.A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 21.A WAIVER FROM DETENTION WAS APPROVED BY THE WATERSHED PROTECTION DIVISION OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT ON MARCH 05, 2004.
- 22.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.
- 23.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.
- 24.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 SUBDIVSION. THIS PARKLAND WILL BE OPERATED AND MAINTAINED BY THE AUSTIN'S COLONY RIVER CREEK HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. UPON THE SOONER OF FULL PURPOSE ANNEXATION OF SAID SUBDIVSION 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.
- 25.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.
26. LOT 40, BLOCK R AND LOT 19, BLOCK V WILL BE OWNED AND MAINTAINED BY THE AC RIVERCREEK H.O.A. OR IT'S ASSIGNS.
27. 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
28. 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.
29. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY 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 COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
30. THE OWNER/DEVELOPER OF THIS SUBDIVSION 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, SUBSECTION B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
31. A VARIANCE FROM SECTION 30-5-341 AND 30-5-342 FOR CUT UP TO 11' AND FILL UP TO 7' WAS APPROVED WITH THE PRELIMINARY PLAN.

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: 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 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. 3 OF 4

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 10A

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 9.979 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 10A"

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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS, THE _____ DAY OF _____, 20____, AD.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____, 20____, A.D.

CHAIR

SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

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. 4 OF 4



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