

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-03-0146.12A**Z.A.P. DATE:** February 6, 2018
Rescheduled from 1.16.2018
Rescheduled from 1.30.2018**SUBDIVISION NAME:** Austin's Colony Section 11**AREA:** 19.352 Acres**LOT(S):** 96 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:** A waiver from detention was granted by Water Protection Department on March 5, 2004.**VARIANCE(S):** A cut and fill variance up to 11 feet from Title 30-341 and 342 was granted with preliminary plan by environmental staff in 2003.**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 96 single-family, right-of-way, landscape, and public utility lots on 19.352 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

RESIDENTIAL
NEIGHBORHOOD.



FIRM ID #F3791 ◆ REG. # 10024900

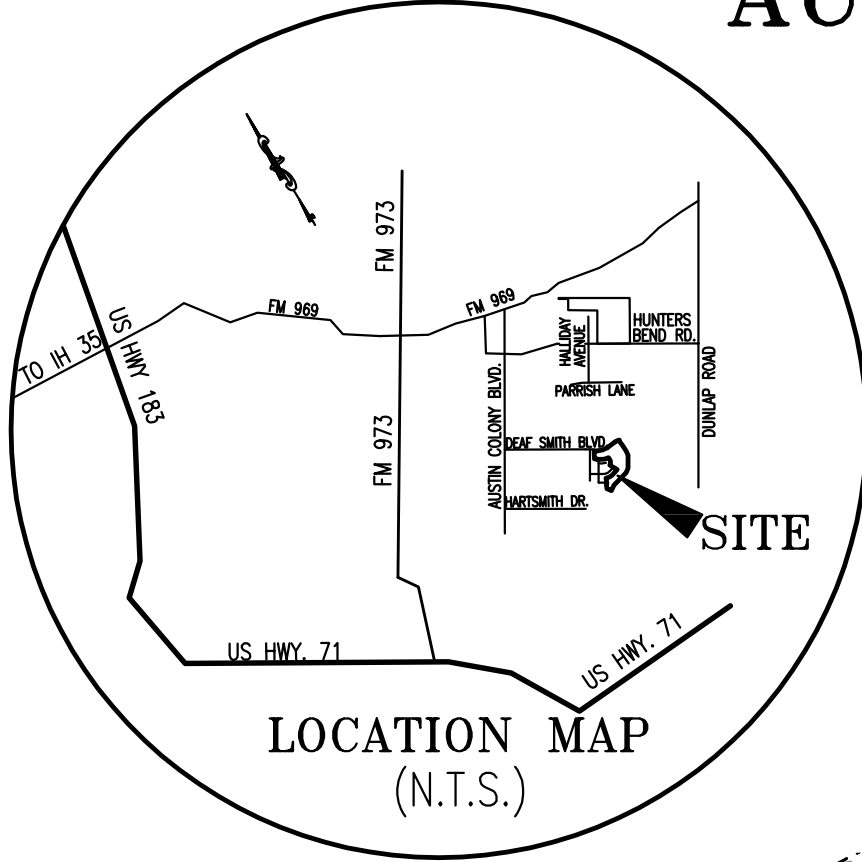
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J: \4841\SURVEY\AC - PHS. 11.dwg

AUSTIN'S COLONY SECTION 11

A SMALL LOT SUBDIVISION

SCALE: 1" = 100'



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

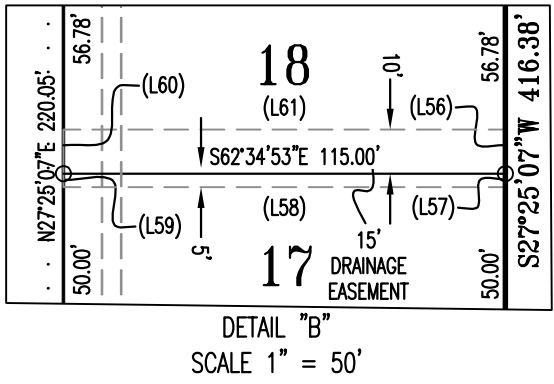
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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
- Y BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- FEMA
- BUILDING LINE



DATE: DECEMBER 5, 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: 19.352 ACRES
SURVEY: JOHN BURLESON LEAGUE, SURVEY NO. 33
F.E.M.A. MAP NO. 48453C 0630 K
TRAVIS COUNTY, TEXAS DATED: JANUARY 6, 2016

TOTAL OF LOTS : 96
NO. OF SINGLE FAMILY LOTS: 94
NO. OF P.U.E. & LANDSCAPE LOTS: 2
NO. OF BLOCKS: 6

RIGHT-OF-WAY LINEAR FOOTAGE

DEAF SMITH ROAD	80' ROW	589'
NOION COURT	50' ROW	183'
HARKNESS PASS	ROW VARIES	1625'
BEN DAVIS DRIVE	50' ROW	673'
BRAUN WAY	50' ROW	130'
CUSTIS LANE	50' ROW	557'
HURSTON LANE	50' ROW	282'
TOTAL	5.31 ACRES = ROW	4,039'

C8J-03-0146.12A

SHEET NO. 2 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

PATH-J:\4841\SURVEY\PLAT - AC SEC 11.dwg

AUSTIN’S COLONY SECTION 11

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	29.24	525.00	S72°04'28"E	29.24	14.62	3°11'28"
C2	230.35	540.00	S74°16'48"E	228.60	116.95	24°26'25"
C3	94.44	460.00	N87°37'11"E	94.28	47.39	11°45'48"
C4	52.65	525.00	S76°32'34"E	52.62	26.35	5°44'44"
C5	22.45	15.00	N36°32'23"W	20.41	13.93	85°45'07"
C6	65.28	325.00	S00°34'56"W	65.17	32.75	11°30'30"
C7	12.45	15.00	N18°36'35"E	12.10	6.61	47°33'48"
C8	105.44	50.00	S18°01'08"E	86.96	88.05	120°49'13"
C9	57.99	50.00	N28°05'29"W	54.80	32.75	66°27'19"
C10	15.05	15.00	S32°35'00"E	14.42	8.22	57°28'17"
C11	48.88	275.00	S01°14'39"W	48.82	24.50	10°11'03"
C12	22.45	15.00	S49°12'44"W	20.41	13.93	85°45'07"
C13	190.49	525.00	N81°41'38"E	189.44	96.30	20°47'19"
C14	248.91	325.00	N49°21'33"E	242.87	130.92	43°52'52"
C15	202.39	325.00	N09°34'42"E	199.14	104.60	35°40'50"
C16	149.78	1130.00	S04°27'53"E	149.67	75.00	7°35'40"
C17	149.78	1130.00	N04°27'53"W	149.67	75.00	7°35'40"
C18	25.30	15.00	S40°03'47"W	22.41	16.85	96°38'59"
C19	23.56	15.00	N53°15'43"W	21.21	15.00	90°00'00"
C20	23.56	15.00	N36°44'17"E	21.21	15.00	90°00'00"
C21	202.18	325.00	S80°26'25"E	198.94	104.48	35°38'37"
C22	21.03	25.00	S38°31'23"E	20.41	11.18	48°11'25"
C23	162.65	50.00	S72°22'43"W	99.84	896.17	186°23'12"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	21.03	25.00	N03°16'49"E	20.41	11.18	48°11'23"
C25	39.27	25.00	S72°22'42"W	35.36	25.00	90°00'24"
C26	233.29	375.00	S80°26'25"E	229.54	120.56	35°38'37"
C27	23.56	15.00	N53°15'43"W	21.21	15.00	90°00'00"
C28	325.19	275.00	N25°36'53"E	306.57	184.63	67°45'12"
C29	129.60	325.00	N48°31'10"E	128.74	65.67	22°50'50"
C30	21.03	15.00	S77°15'26"W	19.35	12.66	80°19'22"
C31	23.56	15.00	N17°34'53"W	21.21	15.00	90°00'00"
C32	210.61	275.00	N49°21'33"E	205.50	110.78	43°52'52"
C33	290.41	475.00	N88°48'53"E	285.91	149.90	35°01'49"
C34	23.56	15.00	N72°25'07"E	21.21	15.00	90°00'00"
C35	171.25	275.00	N09°34'42"E	168.50	88.51	35°40'50"
C36	149.78	1130.00	N12°03'33"W	149.67	75.00	7°35'40"
C37	75.51	1129.98	S13°56'32"E	75.50	37.77	3°49'44"
C38	22.58	15.00	N55°08'41"W	20.50	14.05	86°14'03"
C39	23.56	15.00	S36°44'17"W	21.21	15.00	90°00'00"
C40	180.54	325.00	N07°39'06"E	178.22	92.66	31°49'39"
C41	22.55	15.00	S19°30'29"E	20.49	14.02	86°08'49"
C42	17.50	325.00	S04°47'37"W	17.50	8.75	3°05'07"
C43	47.78	325.00	S00°57'38"E	47.73	23.93	8°25'23"
C44	23.40	275.00	S01°24'35"E	23.40	11.71	4°52'34"
C45	25.48	275.00	S03°40'57"W	25.47	12.75	5°18'28"
C46	85.71	525.00	N87°24'40"E	85.62	42.95	9°21'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C47	48.61	525.00	N80°04'53"E	48.59	24.32	5°18'19"
C48	48.61	525.00	N74°46'34"E	48.59	24.32	5°18'19"
C49	7.55	525.00	N71°42'42"E	7.55	3.78	0°49'26"
C50	18.33	325.00	N69°41'01"E	18.33	9.17	3°13'55"
C51	47.14	325.00	N63°54'44"E	47.10	23.61	8°18'40"
C52	47.14	325.00	N55°36'05"E	47.10	23.61	8°18'40"
C53	47.14	325.00	N47°17'25"E	47.10	23.61	8°18'40"
C54	47.14	325.00	N38°58'45"E	47.10	23.61	8°18'40"
C55	42.00	325.00	N31°07'16"E	41.98	21.03	7°24'19"
C56	39.77	325.00	N23°54'46"E	39.75	19.91	7°00'41"
C57	47.14	325.00	N16°15'06"E	47.10	23.61	8°18'40"
C58	47.14	325.00	N07°56'26"E	47.10	23.61	8°18'40"
C59	47.14	325.00	N00°22'14"W	47.10	23.61	8°18'40"
C60	21.19	325.00	N06°23'38"W	21.19	10.60	3°44'10"
C61	27.51	1130.00	S07°33'52"E	27.51	13.76	1°23'42"
C62	50.06	1130.00	S05°35'52"E	50.05	25.03	2°32'17"
C63	50.21	1130.00	S03°03'21"E	50.21	25.11	2°32'45"
C64	22.00	1130.00	S01°13'30"E	22.00	11.00	1°06'56"
C65	27.05	1130.00	N01°21'11"W	27.05	13.52	1°22'17"
C66	50.19	1130.00	N03°18'41"W	50.19	25.10	2°32'42"
C67	50.05	1130.00	N05°51'09"W	50.04	25.03	2°32'16"
C68	22.49	1130.00	N07°41'30"W	22.49	11.25	1°08'26"
C69	344.45	550.00	S80°19'15"E	338.85	178.08	35°52'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C69	344.45	550.00	S80°19'15"E	338.85	178.08	35°52'57"
C70	35.27	325.00	N84°50'50"E	35.25	17.65	6°13'05"
C71	67.83	325.00	S86°03'53"E	67.71	34.04	11°57'30"
C72	67.83	325.00	S74°06'23"E	67.71	34.04	11°57'30"
C73	31.25	325.00	S65°22'22"E	31.24	15.64	5°30'32"
C74	8.25	25.00	S53°10'05"E	8.21	4.16	18°54'02"
C75	12.78	25.00	S29°04'22"E	12.64	6.53	29°17'23"
C76	49.66	50.00	N42°53'02"W	47.65	27.10	56°54'42"
C77	42.43	50.00	S84°20'59"W	41.17	22.59	48°37'17"
C78	38.56	50.00	S37°56'52"W	37.61	20.29	44°10'57"
C79	32.00	50.00	S02°28'45"E	31.46	16.57	36°40'16"
C80	11.64	375.00	S63°30'28"E	11.64	5.82	1°46'44"
C81	56.78	375.00	S68°44'06"E	56.73	28.45	8°40'34"
C82	52.93	375.00	S77°07'00"E	52.88	26.51	8°05'13"
C83	52.93	375.00	S85°12'12"E	52.88	26.51	8°05'13"
C84	58.00	375.00	N86°14'44"E	58.94	29.56	9°00'54"
C85	56.53	275.00	N02°22'24"W	56.43	28.36	11°46'37"
C86	67.17	275.00	N10°30'43"E	67.00	33.75	13°59'39"
C87	67.17	275.00	N24°30'22"E	67.00	33.75	13°59'39"
C88	67.17	275.00	N38°30'01"E	67.00	33.75	13°59'39"
C89	67.17	275.00	N52°29'40"E	67.00	33.75	13°59'39"
C90	47.79	325.00	N55°43'48"E	47.75	23.94	8°25'33"
C91	47.79	325.00	N47°18'15"E	47.75	23.94	8°25'33"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C92	34.01	325.00	N40°05'37"E	33.99	17.02	5°59'44"
C93	8.67	275.00	N28°19'19"E	8.67	4.34	1°48'24"
C94	72.32	275.00	N36°45'33"E	72.11	36.37	15°04'05"
C95	73.62	275.00	N51°57'47"E	73.40	37.03	15°20'22"
C96	56.00	275.00	N65°27'59"E	55.90	28.10	11°40'00"
C97	49.93	275.00	N74°18'41"E	49.91	24.99	6°01'23"
C98	60.12	475.00	N80°56'55"E	60.08	30.10	7°15'06"
C99	60.12	475.00	N88°12'02"E	60.08	30.10	7°15'06"
C100	60.12	475.00	S84°32'52"E	60.08	30.10	7°15'06"
C101	60.12	475.00	S77°17'46"E	60.08	30.10	7°15'06"
C102	65.81	275.00	N20°33'45"E	65.66	33.07	13°42'44"
C103	67.55	275.00	N06°40'09"E	67.38	33.95	14°04'28"
C104	37.89	275.00	N04°18'54"W	37.86	18.97	7°53'38"
C105	24.80	1130.00	N08°53'27"W	24.80	12.40	1°15'27"
C106	50.05	1130.00	N10°47'19"W	50.05	25.03	2°32'16"
C107	50.20	1130.00	N13°19'49"W	50.20	25.10	2°32'43"
C108	24.72	1130.00	N15°13'47"W	24.72	12.36	1°15'13"
C109	24.32	1129.98	S15°14'24"E	24.32	12.16	1°14'00"
C110	51.19	1129.98	S13°19'32"E	51.18	25.60	2°35'44"
C111	37.63	325.00	N04°56'42"W	37.61	18.84	6°38'01"
C112	48.25	325.00	N02°37'31"E	48.21	24.17	8°30'25"
C113	48.25	325.00	N11°07'56"E	48.21	24.17	8°30'25"
C114	46.40	325.00	N19°28'32"E	46.36	23.24	8°10'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C115	133.30	325.00	N82°22'31"W	132.37	67.60	23°29'59"
C116	18.79	15.00	S52°29'34"W	17.59	10.86	71°47'24"
C117	6.51	15.00	S04°10'04"W	6.46	3.31	24°51'35"
C118	5.10	15.00	N17°59'51"W	5.07	2.57	19°28'16"
C119	18.46	15.00	N62°59'51"W	17.32	10.61	70°31'44"
C120	122.71	335.00	N81°07'08"W	122.02	62.05	20°59'13"
C121	200.17	415.00	S84°26'37"E	198.24	102.07	27°38'12"
C122	22.18	550.00	N82°53'36"E	22.18	11.09	2°18'38"
C123	50.20	550.00	N86°39'48"E	50.19	25.12	5°13'47"
C124	46.73	550.00	S88°17'16"E	46.72	23.38	4°52'05"
C125	42.23	550.00	S83°39'15"E	42.22	21.12	4°23'56"
C126	42.57	550.00	S79°14'14"E	42.56	21.30	4°26'06"
C127	48.91	550.00	S74°28'19"E	48.90	24.47	5°05'44"
C128	67.93	550.00	S68°23'09"E	67.89	34.01	7°04'36"
C129	23.69	550.00	S63°36'48"E	23.69	11.85	2°28'05"
C132	110.87	540.00	N87°37'05"E	110.67	55.63	11°45'48"
C135	122.71	335.00	N81°07'08"W	122.02	62.05	20°59'13"

Line Table		
Line #	Length	Direction
L1	35.97	S75°53'27"E
L2	64.14	S84°15'24"E
L3	64.09	N87°56'19"E
L4	64.08	N79°15'57"E
L5	69.06	N66°27'50"E
L6	50.06	N27°34'32"W
L7	40.20	N52°29'40"E
L8	40.20	N38°30'01"E
L9	40.20	N24°30'22"E
L10	40.20	N10°30'43"E
L11	33.86	N02°22'24"W
L12	60.62	N08°15'43"W
L13	82.23	N81°14'43"W
L14	76.70	N77°36'30"W
L15	78.35	N68°24'56"W
L16	15.02	N27°22'30"E
L17	160.00	N62°37'30"W
L18	88.61	S62°22'46"E
L19	80.00	N03°30'05"E

Line Table		
Line #	Length	Direction
L20	147.73	S01°35'11"W
L21	50.41	N20°06'07"E
L30	36.48	S06

AUSTIN’S COLONY SECTION 11
A SMALL LOT SUBDIVISION

GENERAL NOTES:

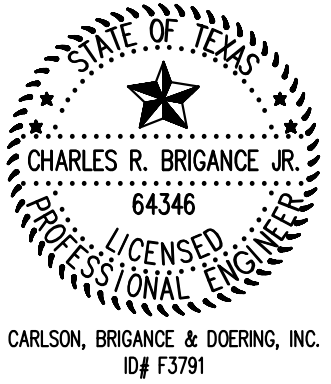
1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS LOC 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 SUBDIVISION BY SNWC UTILITIES, INC.
11. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO SNWC UTILITIES, INC. WATER AND WASTEWATER UTILITY SYSTEM.
12. 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.
13. 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.
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, WHIC 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 BLVD., NOION COURT, HARKNESS PASS, BEN DAVIS DRIVE, BRAUN WAY, CUSTIS LANE AND HURSTON LANE . THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVISION. 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 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.
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. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER CHAPTER [30-5-281] OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
22. A WAIVER FROM DETENTION WAS APPROVED BY THE WATERSHED PROTECTION DIVISION OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT ON MARCH 05, 2004.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. LOTS 42, BLOCK "X" AND LOT 32A, BLOCK "BB", WILL BE OWNED AND MAINTAINED BY AC RIVERCREEK HOA, INC. OR IT'S ASSIGNS.
30. 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.
31. 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.
32. 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.
33. 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
34. A VARIANCE TO SECTIONS 30-5-341 AND 30-5-342 FOR CUTS UP TO 11" AND FILLS UP TO 7" WAS APPROVED FOR THIS PROJECT WITH THE PRELIMINARY PLAN APPROVAL.
35. ALL LOTS IN THIS SUBDIVISION SHALL CONFORM WITH SMALL LOT SUBDIVISION REQUIREMENTS OF LOC 30-2-232 WITH THE EXCEPTION OF LOTS 59-61, BLOCK "A", LOTS 1-4, LOTS 10-27 AND LOT 31, BLOCK "BB", LOTS 12-20 AND LOTS 24-28, BLOCK "CC", LOTS 29-31, LOTS 33-36 AND LOTS 42 AND 43, BLOCK "X", LOTS 1-6, LOTS 8-12, BLOCK "Y", AND LOTS 1-16, BLOCK "Z" WHICH ARE STANDARD LOTS.
36. COVENANTS AND RESTRICTIONS APPLICABLE TO AUSTIN'S COLONY PHASE V, SECTION 3 ARE RECORDED IN DOC # 2004150393 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. LOT 49, BLOCK D WILL BE OWNED AND MAINTAINED BY THE HOA IN ACCORDANCE WITH CCR'S RECORDED IN DOC # 2004150393 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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.

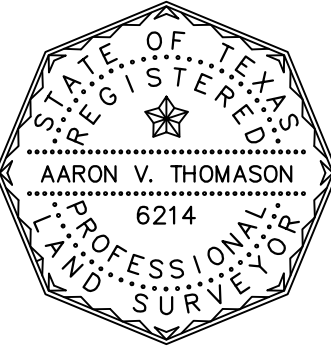
ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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: _____ DATE _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cdbgeng.com



SHEET NO. 4 OF 5



C8J-03-0146.12A

PATH-J:\4841\SURVEY\PLAT - AC SEC 11.dwg

AUSTIN’S COLONY SECTION 11
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 COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.352 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 11, 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 _____, 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 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.

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



C8J-03-0146.12A

PATH-J:\4841\SURVEY\PLAT - AC SEC 11.dwg

