

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-03-0146.11A**Z.A.P. DATE:** February 6, 2018
Rescheduled from 1.16.2018
Rescheduled from 1.30.2018**SUBDIVISION NAME:** Austin's Colony Section 10A**AREA:** 9.979 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 9.979 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.

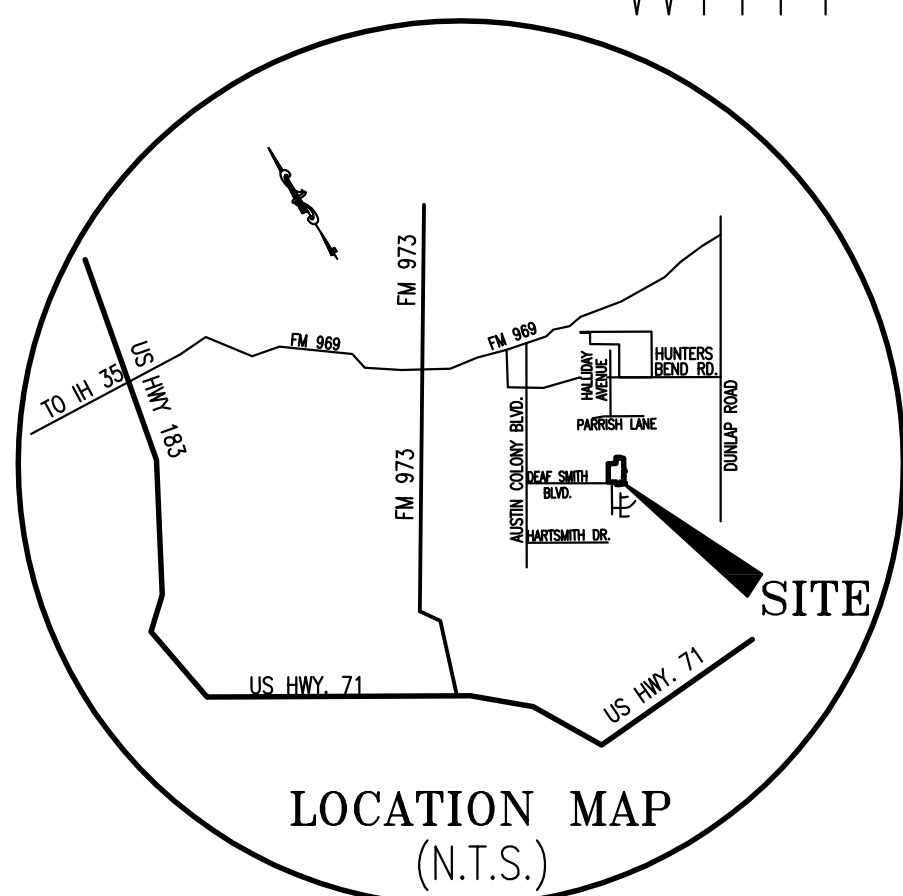
ZONING AND PLATTING COMMISSION ACTION:

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



AUSTIN'S COLONY SECTION 10A



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
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NO. OF SINGLE FAMILY LOTS:		52
NO. OF P.U.E. & LANDSCAPE LOTS:	2	
NO. OF BLOCKS:	5	
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RIGHT-OF-WAY LINEAR FOOTAGE		
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DEAF SMITH BOULEVARD	80' ROW	308'
BETHA 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

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	110.01	S62°37'06"E	L14	97.63	N62°22'46"W
L2	50.90	S73°25'01"E	L15	90.00	N27°22'53"E
L3	11.000	S62°37'07"E	L16	109.16	N62°22'45"W
L4	180.00	S62°37'07"E	L17	50.00	N62°14'09"W
L5	31.06	S27°22'53"W	L18	109.13	N62°22'45"W
L6	11.007	S62°37'07"E	L19	95.07	S62°22'27"E
L7	116.40	S22°01'02"W	L20	94.94	S62°22'27"E
L8	112.32	S06°47'17"W	L21	101.91	S27°22'53"W
L9	50.34	N62°37'07"E	L22	25.44	S62°37'07"E
L10	113.33	S27°22'53"W	L23	25.44	S62°37'07"E
L11	56.00	S12°31'37"W	L24	94.94	S62°22'46"E
L12	169.70	S17°47'20"W	L25	169.56	S27°22'53"W
L13	80.00	S03°30'05"W	L26	109.12	N62°22'45"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	27.36	338.00	N75°05'00"W	27.35	13.69	44°46'46"
C2	227.32	540.00	N4°26'21"W	225.64	115.37	27°07'09"
C3	5.03	15.00	N47°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	14.40	88°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°32'22"E	57.50	28.91	10°04'29"
C10	23.56	15.00	S72°22'53"W	21.81	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	S19°25'04"E	113.41	57.14	14°09'42"
C13	23.62	15.00	N72°30'03"E	21.28	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	27.00	S64°04'48"E	19.57	9.76	47°02'23"
C19	50.95	292.00	S72°09'26"E	50.87	25.55	10°43'53"
C20	128.00	450.00	S78°29'23"E	127.57	64.43	16°17'49"

SHEET NO. 2 OF 4 (RH)

Carlson, Brigrance & Doering, Inc.
 FIRM ID #E33791 ♦ REG. # 10024900
 Civil Engineering ♦ Surveying
 5501 West William Cannon ♦ Austin, Texas 78749
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

C8J-03-0146.11A PATH-J:\4840\SURVEY\PLAT AUSTIN'S COLONY SEC 10A.dwg

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@cdbdeng.com

SHEET NO. 3 OF 4

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-03-0146.11A PATH-J:\4840\SURVEY\PLAT AUSTIN'S COLONY SEC 10A.dwg

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



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
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