

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0188.1A

P.C. DATE: June 14, 2016

SUBDIVISION NAME: Easton Park Section 2A Final Plat

AREA: 55.95 acres

LOT(S): 18 total lots

OWNER/APPLICANT: Carma Easton, LLC (S. Cranston)

AGENT: Peloton Land
Solutions (J. Fleming)

ADDRESS OF SUBDIVISION: Colton Bluff Springs Road

GRIDS: MK13

COUNTY: Travis

WATERSHED: Cottonmouth Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: Limited Purpose

MUD: N/A

PROPOSED LAND USE: 14 single family lots, two park/open space/drainage easement lots, one amenity center lot, one elementary school lot, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for approval of the Easton Park Section 2A Final Plat. The final plat is composed of 18 lots on 55.95 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

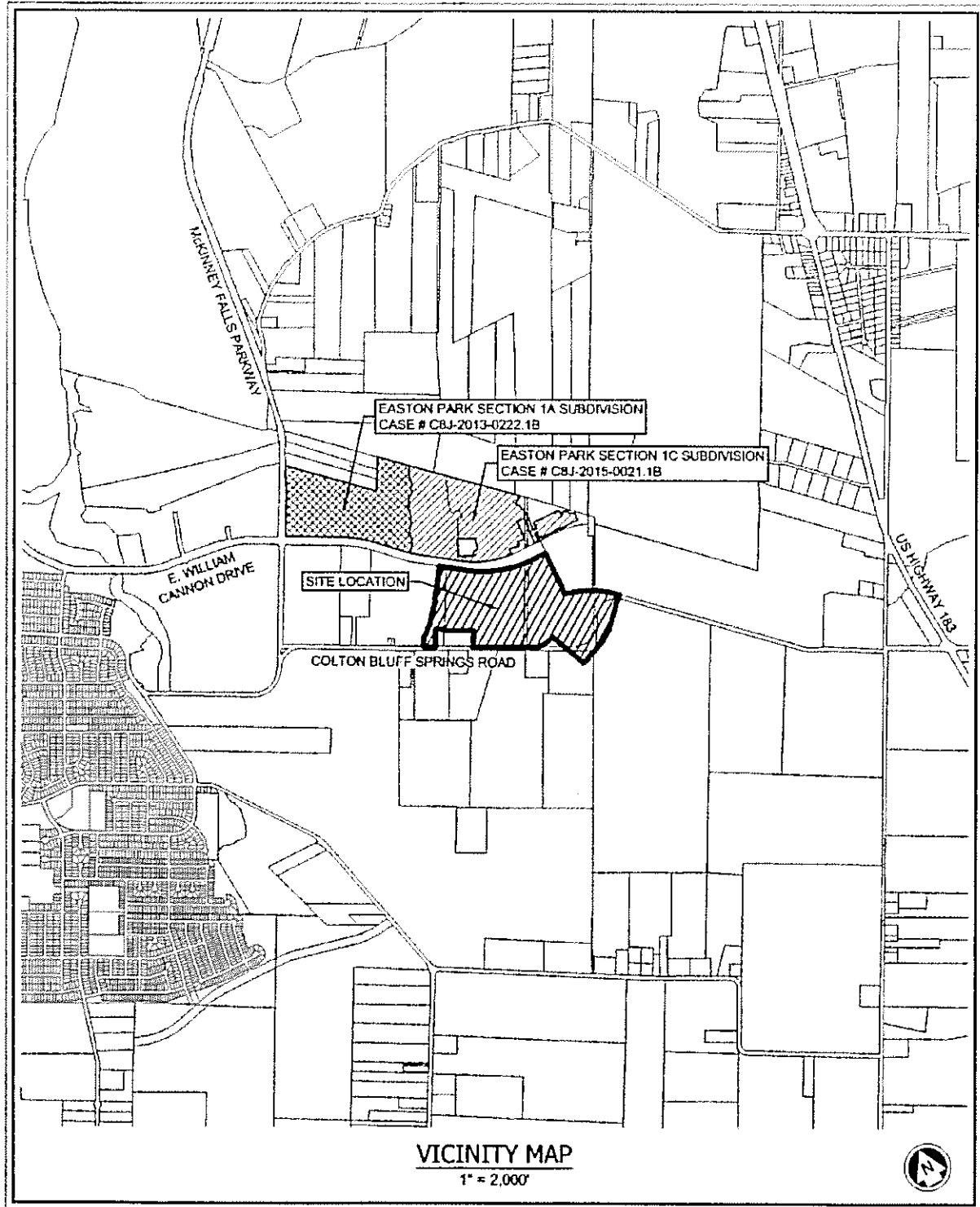
CASE MANAGER: Michael Hettenhausen

Email address: Michael.Hettenhausen@traviscountytx.gov

PHONE: (512) 854-7563

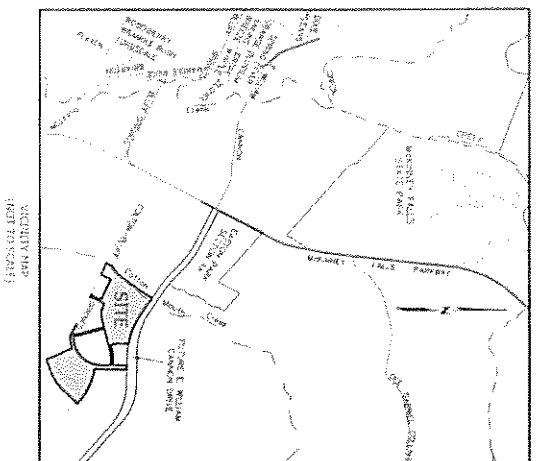
EASTON PARK SECTION 2A SUBDIVISION

FINAL PLAT



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS:

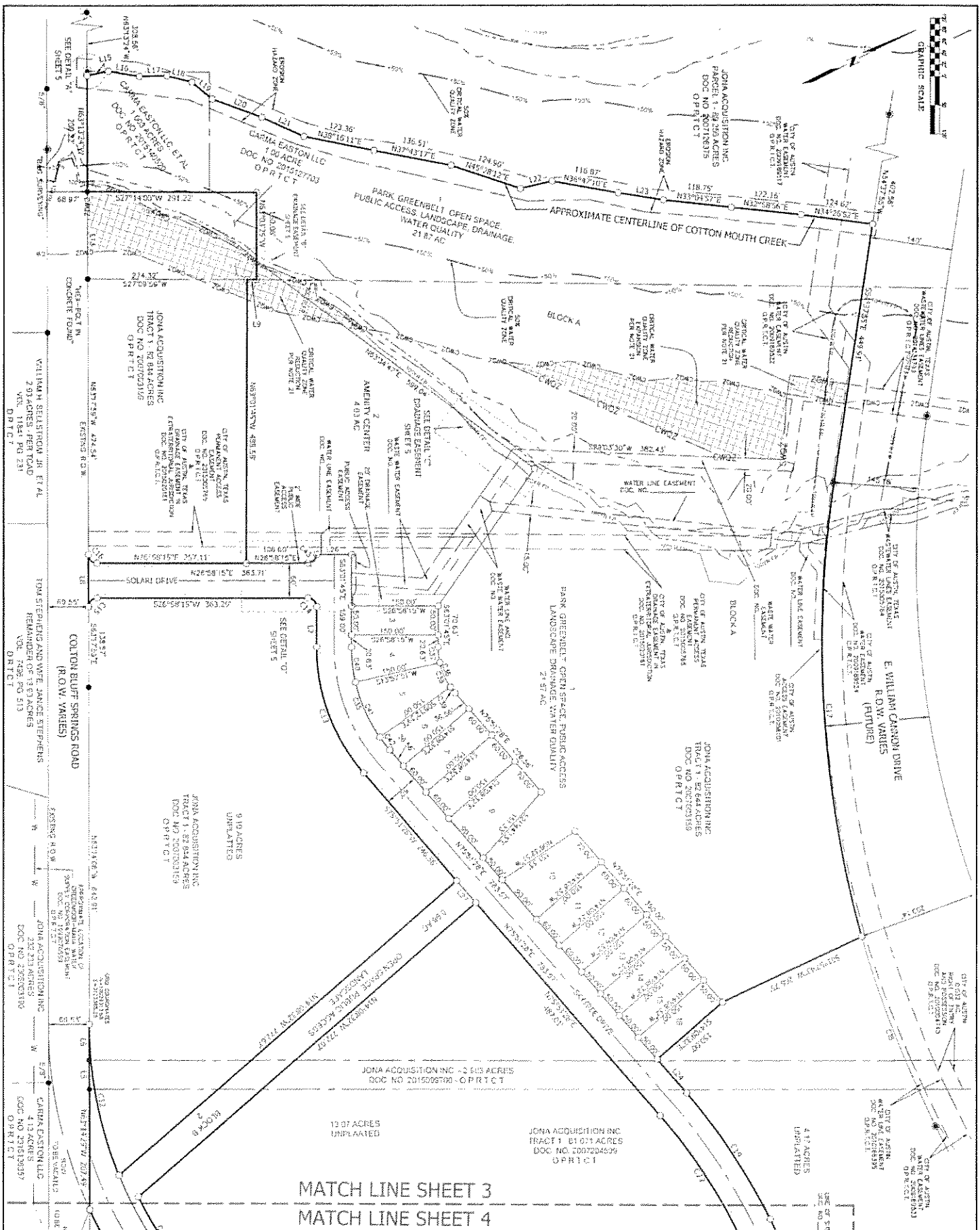
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER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



EASTON PARK SECTION 2A
FINAL PLAT
TRAVIS COUNTY, TEXAS

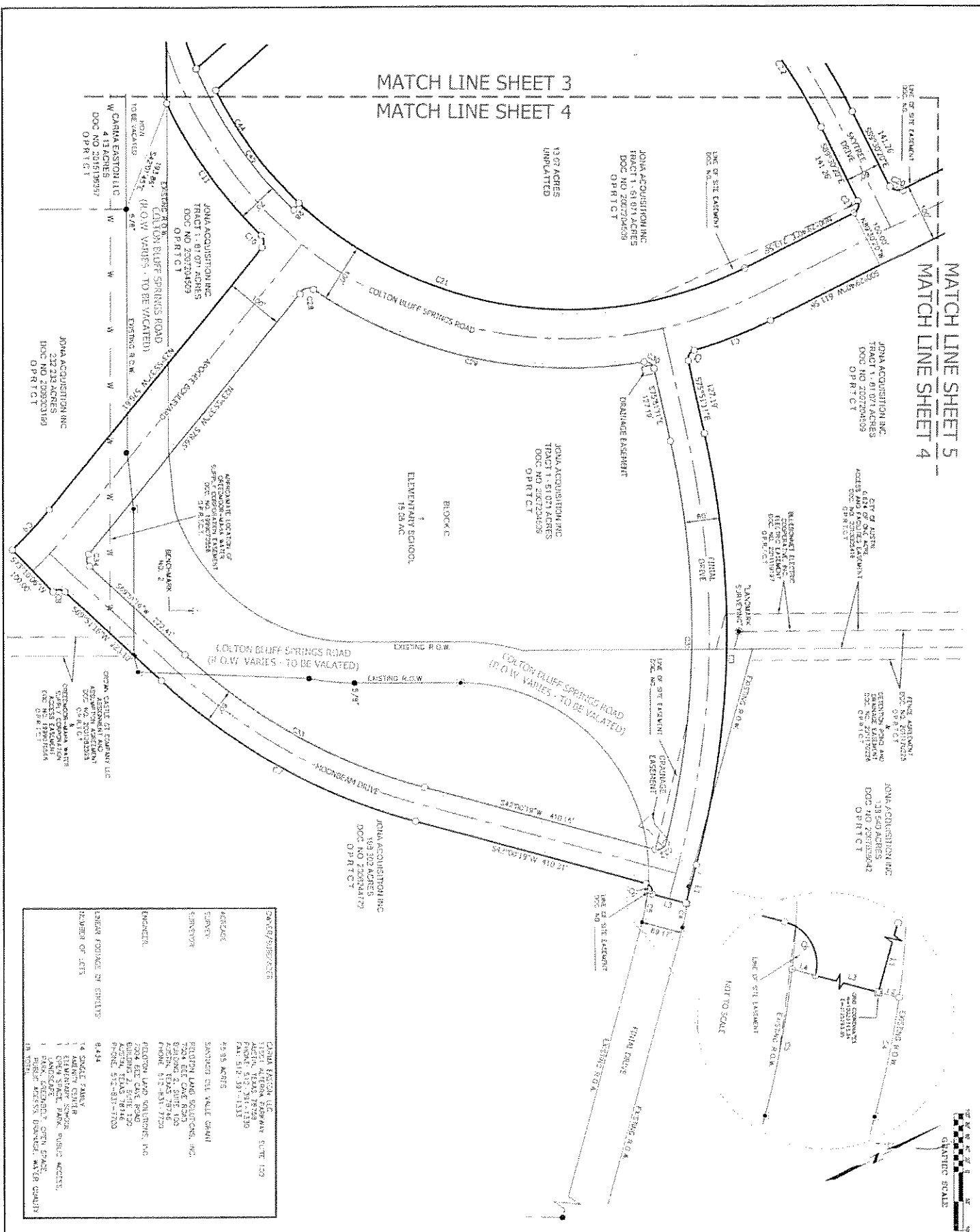
JOB #: BRP15003-00
TECHNICIAN S RAMSEY
SURVEYOR R HYSMITH
DATE AUGUST 2015
REVISIONS: MARCH, 2016

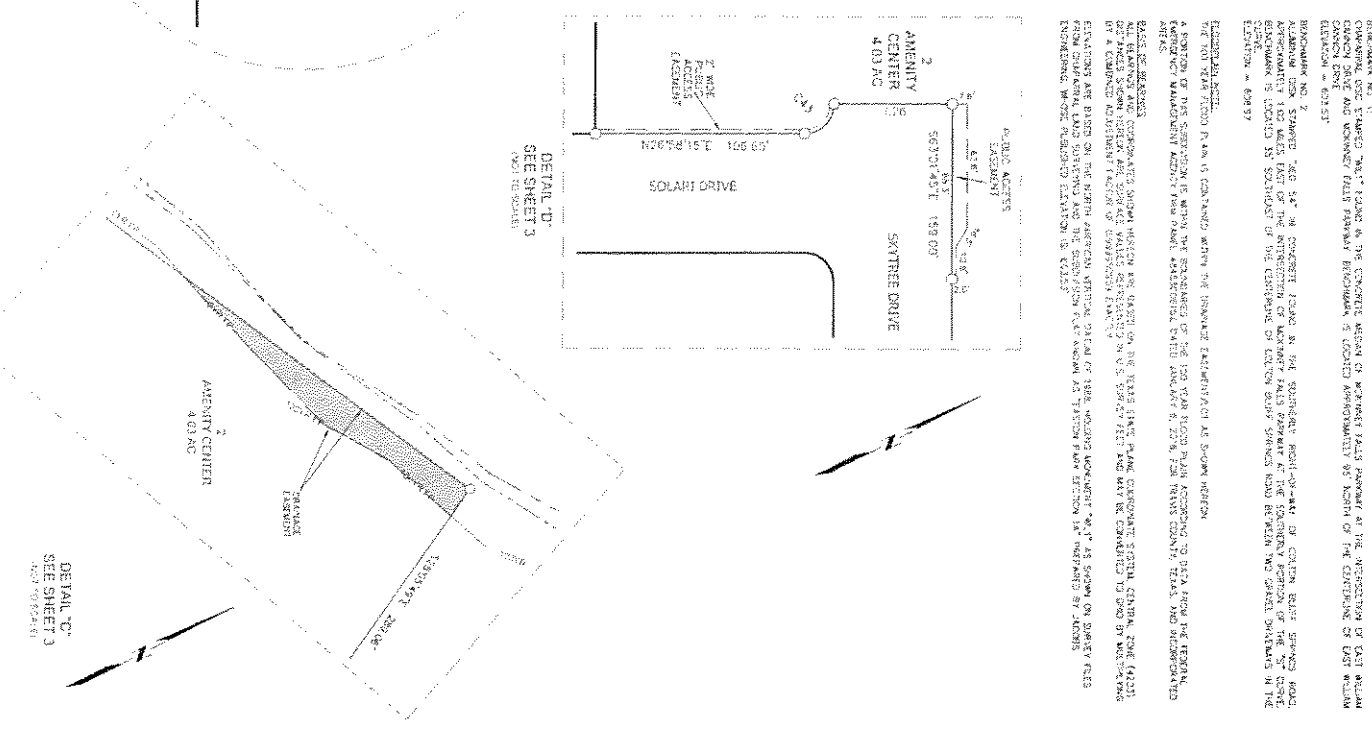
SHEET
1 of 6



MATCH LINE SHEET 3
MATCH LINE SHEET 4

EASTON PARK SECTION 2A
FINAL PLAT
TRAVIS COUNTY, TEXAS



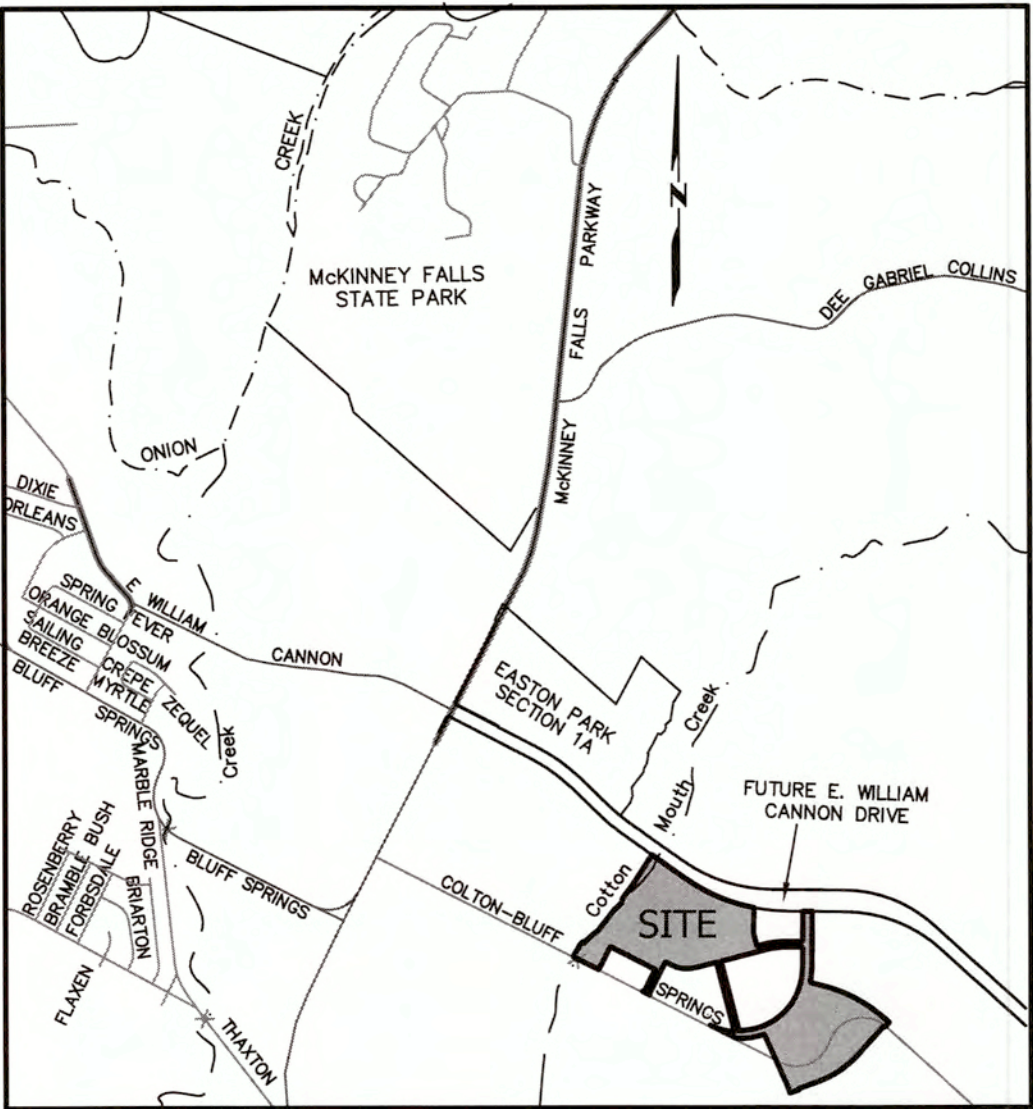
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VICINITY MAP
(NOT TO SCALE)

PELOTON LAND SOLUTIONS 7004 Bee Cave Rd., Bldg. 2, Ste. 100 Austin, TX 78746 512-831-7700 TBPUS Firm Registration No. 10194108 - Austin Office Copyright © 2016 Peloton Land Solutions, Inc.	EASTON PARK SECTION 2A FINAL PLAT TRAVIS COUNTY, TEXAS					JOB #: TECHNICIAN: SURVEYOR: DATE: REVISIONS:	BRP15003-00 S. RAMSEY R. HYSMITH AUGUST, 2015 MARCH, 2016	SHEET 1 OF 6
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THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH SHAUN E. CRANSTON, BEING THE OWNERS OF A 232.233 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 198.302 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 138.540 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 89.256 ACRE TRACT OF LAND DESCRIBED AS PARCEL 1 IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007126375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 82.844 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 61.071 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 2.903 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015099700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 1.003 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015140520 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT TRAVIS COUNTY, TEXAS, BEING THE OWNERS OF THE EXISTING COLTON BLUFF SPRINGS ROAD RIGHT-OF-WAY SHOWN HEREON:

DO HEREBY SUBDIVIDE 55.95 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"EASTON PARK, SECTION 2A"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY
ON BEHALF OF PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 3

BY: SHAUN E. CRANSTON, P.ENG.
CARMA EASTON LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758

THE STATE OF :
COUNTY OF :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAUN E. CRANSTON, P.ENG., KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE DAY OF 20

NOTARY PUBLIC IN AND FOR THE COUNTY,

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, JONATHAN P. FLEMING, 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT/LOT AS SHOWN HEREON.

A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0615J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

CERTIFIED TO THIS THE 2ND DAY OF June, 2016, A.D.



JONATHAN P. FLEMING
REGISTERED PROFESSIONAL ENGINEER
NO. 109872 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TX FIRM NO. 12207
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PHONE: (512)831-7700

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, 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 HERewith. 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 ON 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.

THE 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, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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, 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 # DAY OF 20, A.D. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 20

CHAIRPERSON

SECRETARY

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF 20

PLAT NOTES

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
3. WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
6. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
7. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA AND STANDARDS. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE AUSTIN WATER UTILITY.
8. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. 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.
10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
11. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
14. PUBLIC SIDEWALKS, BUILT TO APPLICABLE STANDARDS, INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SKYTREE DRIVE, SOLARI DRIVE, MOON BEAM DRIVE, COLTON BLUFF SPRINGS ROAD, APOGEE BOULEVARD, FINAL DRIVE, AND WILLIAM CANNON DRIVE. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS 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, TITLE 30-3-191.
15. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
16. THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED . THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30-5 OF THE CITY LAND DEVELOPMENT CODE. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
19. MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES" RECORDED IN DOCUMENT NO. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. THE HOMEOWNERS ASSOCIATION OR SUCCESSOR IN TITLE SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF TAXES FOR ALL LOTS TO BE OWNED BY THE ASSOCIATION, OR SUCCESSOR IN TITLE. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES. THE LOTS ARE AS FOLLOWS: LOTS 1, 2 - BLOCK A, LOT 2 - BLOCK B.
21. THE CRITICAL WATER QUALITY ZONE BOUNDARY OF COTTONMOUTH CREEK WITHIN THIS PLAT BOUNDARY HAS BEEN MODIFIED PER THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS FOLLOWS:

EXISTING CRITICAL WATER QUALITY ZONE:	38,097 sf
AREAS PROPOSED FOR REDUCTION:	- 38,097 sf
AREAS PROPOSED FOR EXPANSION:	+ 38,097 sf
LOT 1, BLOCK A	
PROPOSED CRITICAL WATER QUALITY ZONE	38,097 sf
22. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T.
23. DRAINAGE AND LATERAL SUPPORT 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 AND LATERAL SUPPORT 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 AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT 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 AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.
24. PARKLAND DEDICATION HAS BEEN PROVIDED BY THE DEDICATION OF 20.84 ACRES OF LOT 1, BLOCK A (10.97 CREDITED) TO THE PILOT KNOB MUD NO. 3, BRINGING THE TOTAL PARKLAND DEDICATION FOR ALL APPROVED PLATS WITHIN PILOT KNOB MUD NO. 3 TO 51.21 ACRES (29.86 CREDITED).
25. THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION. THIS DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY PURSUANT TO TITLE 30 OF THE LAND DEVELOPMENT CODE AS WELL AS CHAPTER 25 OF THE LAND DEVELOPMENT CODE AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT ZONING, CASE NO. C814-2012-0152, ORDINANCE NO. 20151217-080.
26. FISCAL SURETY HAS BEEN POSTED WITH THE CITY OF AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT EASTON PARK SECTIONS 1A, 1B, 1C, AND 2A.
27. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENTS AT ALL TIMES.



ROBERT E. HYSMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5131 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TBPLS FIRM NO. 10194108
7004 BEE CAVE RD.
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PHONE: (512)831-7700

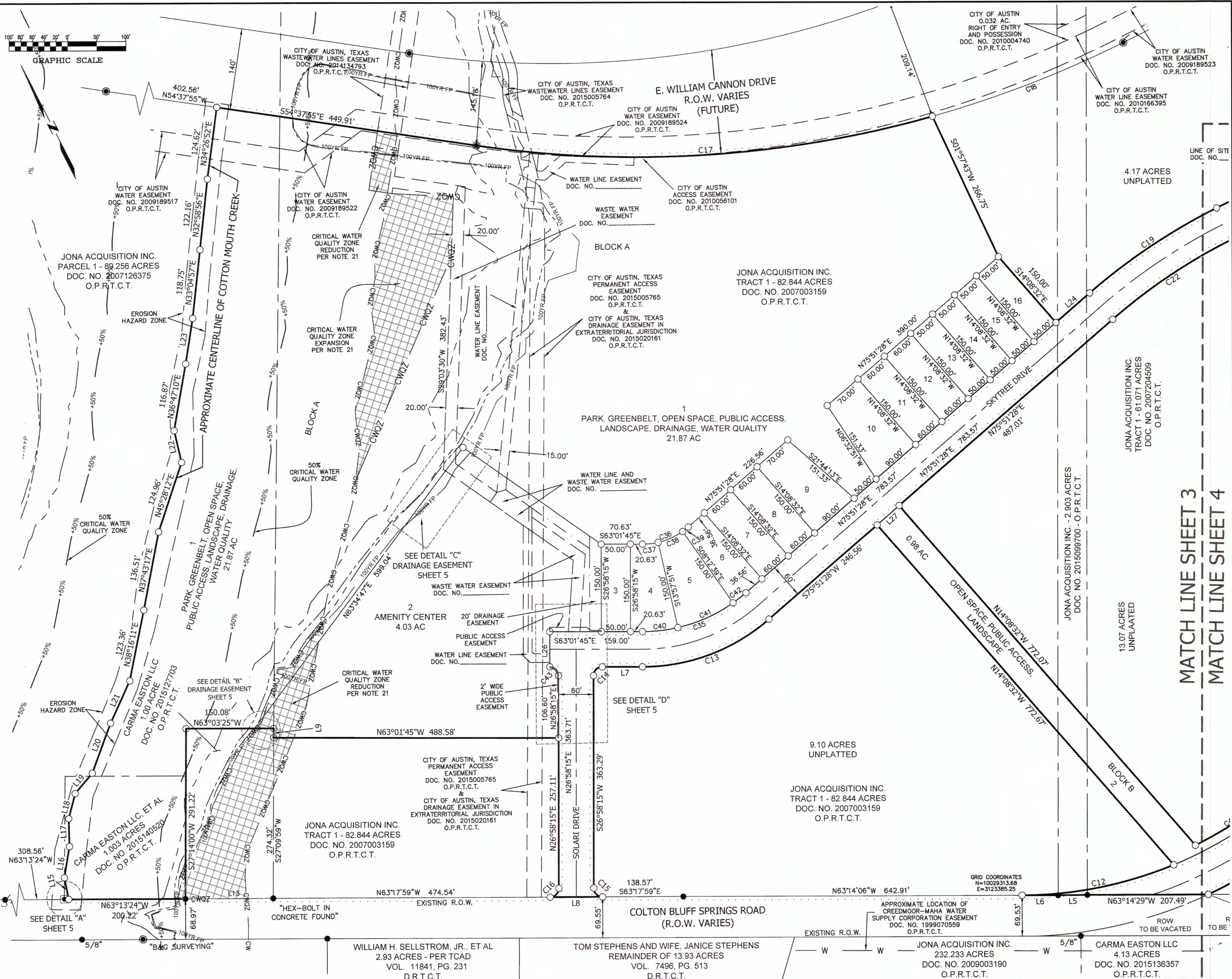
EASTON PARK SECTION 2A
FINAL PLAT
TRAVIS COUNTY, TEXAS

PELTON
LAND SOLUTIONS
7004 Bee Cave Rd, Bldg. 2, Ste. 100 | Austin, TX 78746 | 512-831-7700
TBPLS Firm Registration No. 10194108 - Austin Office
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JOB #:
TECHNICIAN:
SURVEYOR:
DATE:
REVISIONS:

BRP15003-00
S. RAMSEY
R. HYSMITH
AUGUST, 2015
MARCH, 2016

SHEET
2 of 6



SHEET

3 OF 6

JOB #:

BRP15003-00

TECHNICIAN:

S. RAMSEY

SURVEYOR:

R. HYSMITH

DATE:

AUGUST, 2015

REVISIONS:

MARCH, 2016

EASTON PARK SECTION 2A

FINAL PLAT

TRAVIS COUNTY, TEXAS

PELOTON

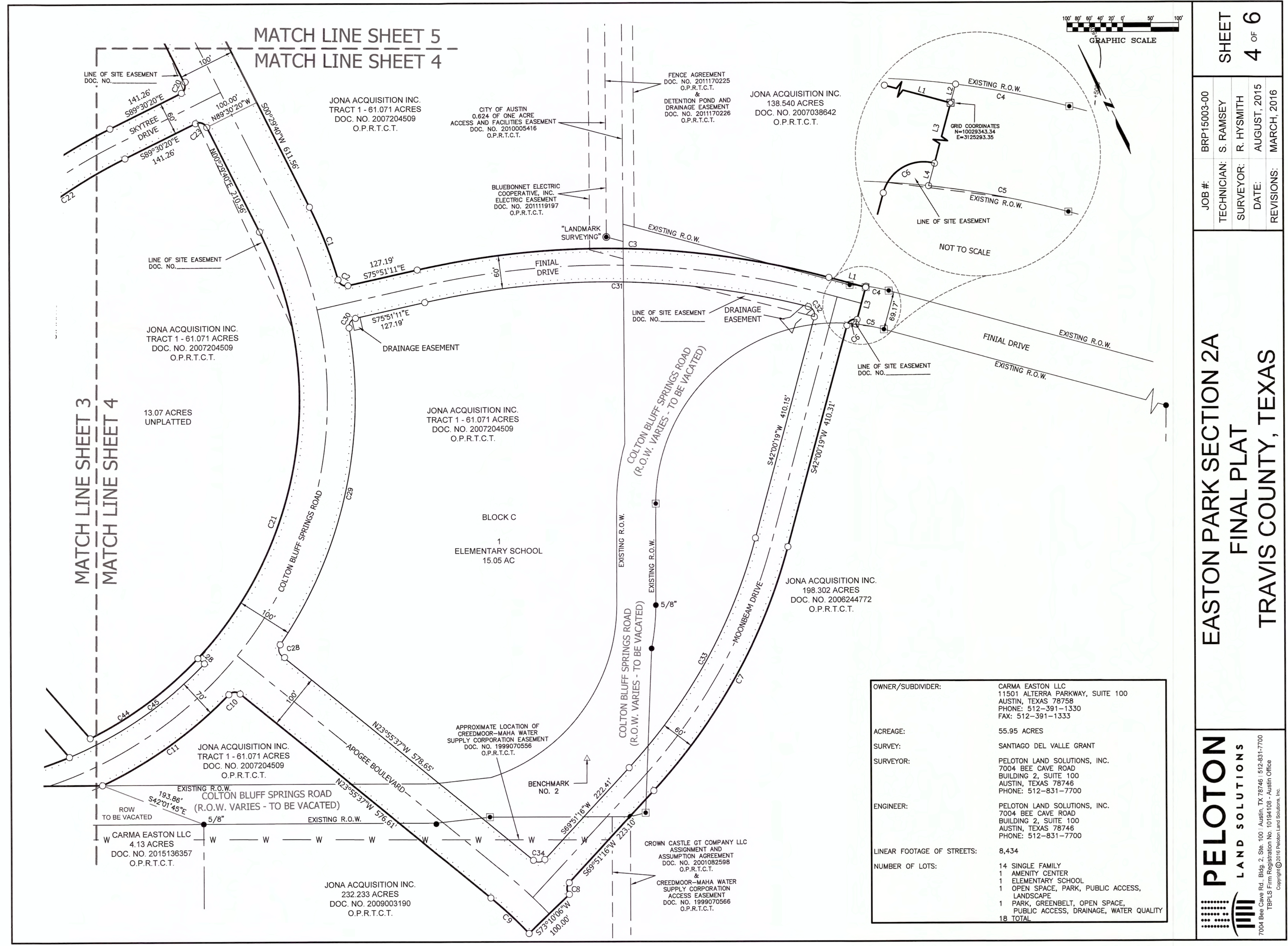
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C8J-2015-0188.1A



SHEET
4 OF 6

JOB #:	BRP15003-00
TECHNICIAN:	S. RAMSEY
SURVEYOR:	R. HYSMITH
DATE:	AUGUST, 2015
REVISIONS:	MARCH, 2016

EASTON PARK SECTION 2A
FINAL PLAT
TRAVIS COUNTY, TEXAS

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OWNER/SUBDIVIDER:	CARMA EASTON LLC 11501 ALTERRA PARKWAY, SUITE 100 AUSTIN, TEXAS 78758 PHONE: 512-391-1330 FAX: 512-391-1333
ACREAGE:	55.95 ACRES
SURVEY:	SANTIAGO DEL VALLE GRANT
SURVEYOR:	PELOTON LAND SOLUTIONS, INC. 7004 BEE CAVE ROAD BUILDING 2, SUITE 100 AUSTIN, TEXAS 78746 PHONE: 512-831-7700
ENGINEER:	PELOTON LAND SOLUTIONS, INC. 7004 BEE CAVE ROAD BUILDING 2, SUITE 100 AUSTIN, TEXAS 78746 PHONE: 512-831-7700
LINEAR FOOTAGE OF STREETS:	8,434
NUMBER OF LOTS:	14 SINGLE FAMILY 1 AMENITY CENTER 1 ELEMENTARY SCHOOL 1 OPEN SPACE, PARK, PUBLIC ACCESS, LANDSCAPE 1 PARK, GREENBELT, OPEN SPACE, PUBLIC ACCESS, DRAINAGE, WATER QUALITY 18 TOTAL

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	776.00'	140.74'	10°23'28"	S05° 41' 24"W	140.54'
C2	15.00'	22.71'	86°44'19"	S32° 29' 01"E	20.60'
C3	1530.00'	743.91'	27°51'30"	S61° 55' 26"E	736.61'
C4	301.71'	41.53'	7°53'11"	N51° 53' 41"W	41.50'
C5	324.30'	51.01'	9°00'45"	N52° 22' 17"W	50.96'
C6	15.00'	23.56'	90°00'00"	N87° 00' 19"E	21.21'
C7	1035.00'	503.07'	27°50'58"	N55° 55' 48"E	498.14'
C8	15.00'	22.69'	86°41'11"	N26° 30' 41"E	20.59'
C9	750.00'	92.88'	7°05'42"	S20° 22' 45"E	92.82'
C10	15.00'	22.30'	85°11'42"	S66° 31' 28"E	20.31'
C11	761.00'	279.78'	21°03'52"	N81° 24' 37"E	278.20'
C12	691.00'	267.08'	22°08'43"	S74° 18' 28"E	265.42'
C13	330.00'	236.80'	41°06'48"	N83° 35' 08"W	231.75'
C14	15.00'	23.56'	90°00'00"	S71° 58' 15"W	21.21'
C15	15.00'	23.63'	90°16'14"	S18° 09' 52"E	21.26'
C16	15.00'	23.49'	89°43'46"	N71° 50' 08"E	21.16'
C17	1875.50'	789.74'	24°07'34"	S66° 41' 42"E	783.91'
C18	1875.50'	351.80'	10°44'51"	S84° 07' 55"E	351.29'
C19	1030.00'	263.12'	14°38'12"	N83° 10' 34"E	262.41'
C20	15.00'	23.56'	90°00'00"	N45° 29' 40"E	21.21'
C21	676.00'	1063.34'	90°07'32"	N45° 33' 26"E	957.06'
C22	970.00'	247.79'	14°38'12"	S83° 10' 34"W	247.12'
C23	15.00'	23.56'	90°00'00"	N44° 30' 20"W	21.21'
C28	15.00'	22.33'	85°17'11"	S18° 42' 59"W	20.32'
C29	776.00'	595.27'	43°57'05"	S39° 23' 02"W	580.78'
C30	15.00'	22.71'	86°44'19"	S60° 46' 39"W	20.60'
C31	1470.00'	692.67'	26°59'53"	N62° 21' 14"W	686.28'
C32	15.00'	23.79'	90°51'37"	N03° 25' 30"W	21.37'
C33	975.00'	473.91'	27°50'58"	N55° 55' 48"E	469.26'
C34	15.00'	22.57'	86°13'07"	S67° 02' 10"E	20.50'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C35	270.00'	193.74'	41°06'48"	S83° 35' 08"E	189.61'
C36	120.00'	86.11'	41°06'48"	S83° 35' 08"E	84.27'
C37	120.00'	27.24'	13°00'24"	S69° 31' 57"E	27.18'
C38	120.00'	46.44'	22°10'30"	S87° 07' 24"E	46.15'
C39	120.00'	12.42'	5°55'53"	N78° 49' 24"E	12.42'
C40	270.00'	61.29'	13°00'24"	S69° 31' 57"E	61.16'
C41	270.00'	104.50'	22°10'30"	S87° 07' 24"E	103.85'
C42	270.00'	27.95'	5°55'53"	N78° 49' 24"E	27.94'
C43	15.00'	23.56'	90°00'00"	N18° 01' 45"W	21.21'
C44	676.00'	241.57'	20°28'30"	N80° 22' 57"E	240.29'
C45	691.00'	296.24'	24°33'48"	N82° 20' 17"E	293.98'

Line Table		
Line #	Direction	Length
L1	S47° 59' 41"E	68.16'
L2	N42° 00' 19"E	1.91'
L3	S42° 00' 19"W	60.00'
L4	S42° 00' 19"W	8.34'
L5	N63° 33' 35"W	49.97'
L6	N63° 14' 06"W	62.02'
L7	N63° 01' 45"W	69.00'
L8	N63° 17' 59"W	90.00'
L9	N26° 55' 05"E	16.27'
L10	N63° 03' 25"W	150.08'
L13	S63° 16' 52"E	150.47'
L15	N15° 34' 42"E	37.68'
L16	N36° 23' 00"E	53.83'
L17	N25° 25' 12"E	47.40'
L18	N41° 22' 51"E	44.69'
L19	N67° 10' 16"E	45.52'
L20	N47° 07' 26"E	91.46'
L21	N51° 30' 59"E	79.46'
L22	N13° 54' 17"E	56.32'
L23	N35° 40' 32"E	79.35'
L24	N75° 51' 28"E	77.01'
L25	S89° 30' 20"E	100.00'
L26	N26° 58' 15"E	60.00'
L27	N75° 51' 28"E	50.00'
L28	N23° 53' 37"W	15.04'

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
⦿	1/2" IRON ROD WITH CAP FOUND STAMPED "KBGE ENG" (UNLESS NOTED)
▣	1/2" IRON ROD WITH CAP FOUND STAMPED "CHAPARRAL BOUNDARY"
○	1/2" IRON ROD WITH CAP SET STAMPED "RPLS 5784"
⊠	CONCRETE MONUMENT SET
OS	OPEN SPACE LOT
LSE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
.....	PROPOSED SIDEWALK
——CWQZ	ORIGINAL CRITICAL WATER QUALITY ZONE
——CWQZ	AVERAGED CRITICAL WATER QUALITY ZONE
——+50%	50% CRITICAL WATER QUALITY ZONE
—— — — —	100 YR FEMA EFFECTIVE FLOODPLAIN
—— - - - -	100 YR CLOMR FLOODPLAIN
—— 100YR FP	100 YR COA ULTIMATE FLOODPLAIN

STREET TABLE						
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
APOGEE BOULEVARD	723.0'	100'	2 @ 30.5' F-F	DIVIDED 4 LANE, C & G	5'	PRIMARY COLLECTOR
COLTON BLUFF SPRINGS ROAD	1,442.5'	100'	2 @ 29' F-F	DIVIDED 4 LANE, C & G	5'	PRIMARY COLLECTOR
COLTON BLUFF SPRINGS ROAD	510.4'	70'	2 @ 14' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD COLLECTOR
COLTON BLUFF SPRINGS ROAD	1,466.4'	70'	VARIES	VARIES	5'	RESIDENTIAL COLLECTOR
FINIAL DRIVE	988.4'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
MOONBEAM DRIVE	1,230.5'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
SOLARI DRIVE	458.3'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
SKYTREE DRIVE	1,619.6'	60'	40' F-F	2 LANE, C & G	5	RESIDENTIAL COLLECTOR
TOTAL LENGTH OF PROPOSED ROADWAY - 8,439.1'						

EASTON PARK SECTION 2A
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TRAVIS COUNTY, TEXAS

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TECHNICIAN:	S. RAMSEY
SURVEYOR:	R. HYSMITH
DATE:	AUGUST, 2015
REVISIONS:	MARCH, 2016

SHEET
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