

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0021.1A

P.C. DATE: June 14, 2016

SUBDIVISION NAME: Easton Park Section 1C Final Plat

AREA: 58.94 acres

LOT(S): 118 total lots

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

AGENT: Peloton Land
Solutions (J. Fleming)

ADDRESS OF SUBDIVISION: East William Cannon Drive

GRIDS: MK12

COUNTY: Travis

WATERSHED: Cottonmouth Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: Limited Purpose

MUD: N/A

PROPOSED LAND USE: 112 residential lots, six park/open space/drainage easement lots, 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 1C Final Plat. The final plat is composed of 112 lots on 58.94 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@traviscountytexas.gov

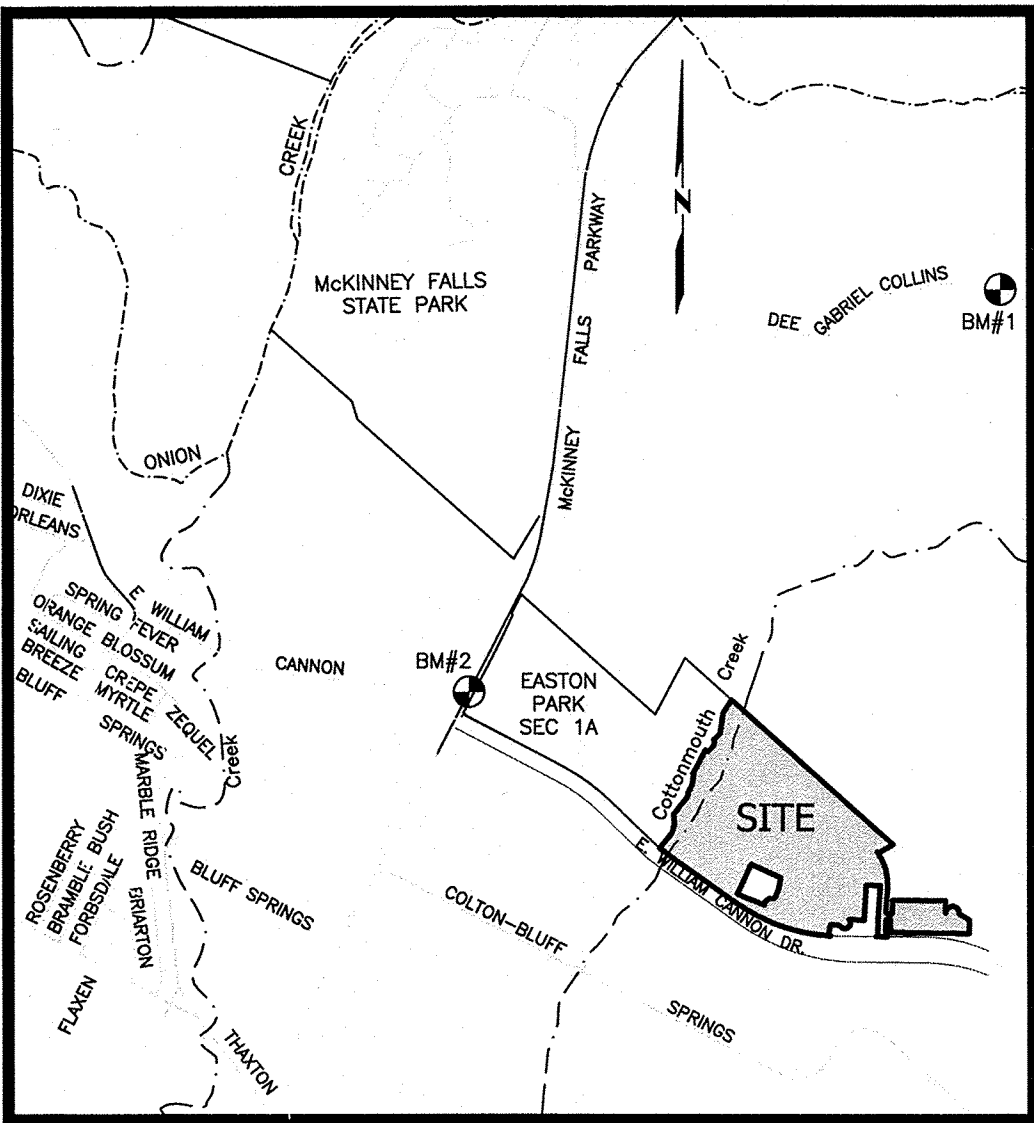
PHONE: (512) 854-7563

EASTON PARK SECTION 1C 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 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.



VICINITY MAP
(NOT TO SCALE)

EASTON PARK
SECTION 1C
FINAL PLAT
TRAVIS COUNTY, TEXAS

JACOBS

JACOBS ENGINEERING GROUP, INC.
TEXAS REGISTRATION #0152301
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

PROJECT: EASTON PARK SECTION 1C
JOB NUMBER: WJXK2216
DATE: MAY, 2016
SCALE: 1" = 100'
SURVEYOR: ROBERT J. GERTSON, RPLS #6367
TECHNICIAN: A. YANEZ
DRAWING:
DESCRIPTION: N/A
PARTYCHIEF: N/A
FIELDBOOKS: N/A

SHEET
1
OF
6

PLAT No.
WJXK2216

THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH, SHAUN E. CRANSTON, BEING THE OWNERS OF A 89.256 ACRE TRACT OF LAND DESCRIBED AS PARCEL 1, IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2007126375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 82.844 ACRE TRACT OF LAND DESCRIBED AS TRACT 16-2, IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 61.071 ACRE TRACT OF LAND DESCRIBED AS TRACT 18, IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A 2.903 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2015099700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 58.94 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 1C"

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 PKWY, 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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, _____

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, ROBERT J. GERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING APRIL, 2016.

CERTIFIED TO THIS THE 12th DAY OF May, 2016, A.D.



ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6367 - STATE OF TEXAS
JACOBS ENGINEERING GROUP, INC.
2705 BEE CAVE RD., SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512)314-3100
FAX: (512)314-3135

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 48453C0615H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

CERTIFIED TO THIS THE 13th DAY OF MAY, 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, BLDG. 2, STE. 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 _____, 2016, 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 _____, 2016, 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 _____, 2016, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2016, A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2016.

CHAIRPERSON

SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE _____ DAY OF _____, 2016.

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 _____, 2016.

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 REPLATTING 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: WILLIAM CANNON DRIVE, LOMBARD LANE, BEACON KNOB WAY, LUMIERE TRAIL, GLOVER DRIVE, VAN NESS STREET, COY ROAD, VISTA MEJOR DRIVE, SENTRY PATH AND BARBARY COURT. 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 CHAPTER 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, 16, 24, 25, 32 - BLOCK B, LOT 11 - BLOCK D.
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:

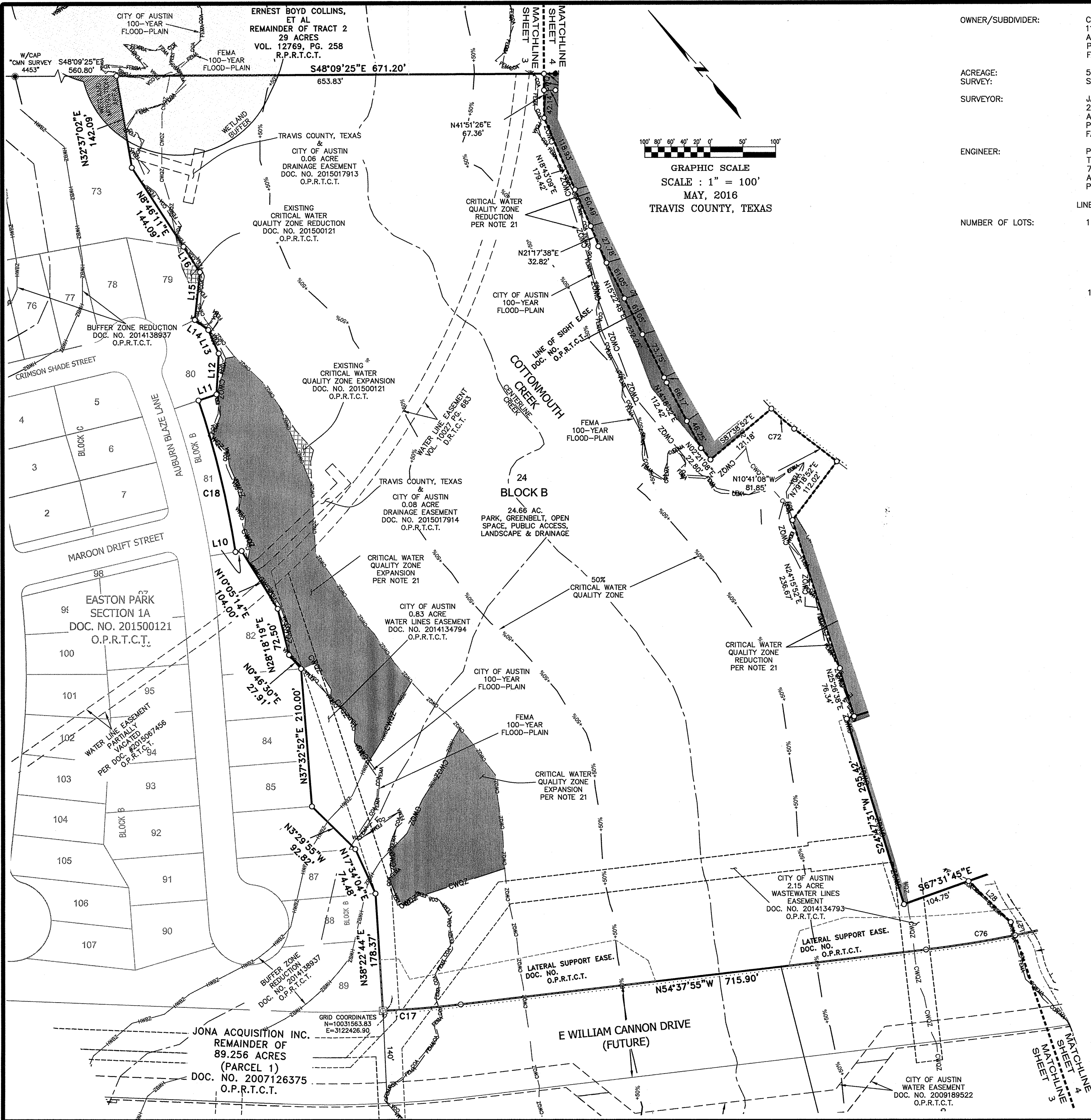
EXISTING CRITICAL WATER QUALITY ZONE:	87,547 sf
AREAS PROPOSED FOR REDUCTION:	-87,547 sf
(LOTS 16 THRU 26, BLOCK B)	
AREAS PROPOSED FOR EXPANSION (LOT 24, BLK. B):	+ 87,547 sf
PROPOSED CRITICAL WATER QUALITY ZONE	87,547 sf
22. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T.
23. DRAINAGE AND LATERAL 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 DESIGNATION HAS BEEN PROVIDED FOR 112 DWELLING UNITS BY THE DEDICATION OF 27.91 ACRES OF LOT 1 AND LOT 24, BLOCK B (16.63 CREDITED) TO THE PILOT KNOB MUD NO. 3, BRINGING THE TOTAL PARKLAND DEDICATION FOR ALL APPROVED PLATS WITHIN PILOT KNOB MUD NO. 3 TO 30.37 ACRES (18.89 CREDITED).
25. FISCAL SURETY HAS BEEN POSTED WITH THE CITY OF AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT SUBDIVISIONS EASTON PARK SECTION 1A AND EASTON PARK SECTION 1C.
26. THE FOLLOWING LOTS CONTAIN EXISTING SLOPES GREATER THAN 15%: LOTS 1 & 10, BLOCK B.
27. REQUIREMENTS
THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION AND ANNEXED FOR THE LIMITED PURPOSE OF ZONING. 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 TITLE 25 OF THE LAND DEVELOPMENT CODE AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT ZONING, CASE NO. CB14-2012-0152, ORDINANCE #20151217-080.
28. ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED WITH THE PRELIMINARY PLAN (CB8J-2015-0021) PER SECTION 30-5-42(B) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE FOR CUT AND FILL UP TO 8 FEET.
29. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. _____, O.P.R.T.C.T.

EASTON PARK
SECTION 1C
FINAL PLAT
TRAVIS COUNTY, TEXAS

JACOBS
JACOBS ENGINEERING GROUP, INC.
TEXAS REGISTRATION #010152301
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

PROJECT: EASTON PARK SECTION 1C
JOB NUMBER: WJXK2216
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SURVEYOR: ROBERT J. GERTSON, RPLS #6367
TECHNICIAN: A. YANEZ
DRAWING: N/A
PARTYCHIEF: N/A
FIELDBOOKS: N/A

CBJ-2015-0021.A



OWNER/SUBDIVIDER: CARMA EASTON LLC
11501 ALTERRA PKWY, SUITE 100
AUSTIN, TEXAS 78758
PHONE: 512-391-1330
FAX: 512-391-1333

ACREAGE: 58.94
SURVEY: SANTIAGO DEL VALLE GRANT

SURVEYOR: JACOBS ENGINEERING GROUP, INC.
2705 BEE CAVE ROAD, SUITE 300
AUSTIN, TEXAS 78746
PHONE: 512-314-3100
FAX: 512-314-3135

ENGINEER: PELOTON LAND SOLUTIONS, INC
TX FIRM NO. 12207
7004 BEE CAVE ROAD, BLDG. 2, STE. 100
AUSTIN, TEXAS 78746
PHONE: 512-831-7700

LINEAR FOOTAGE OF STREETS: 5911.2'

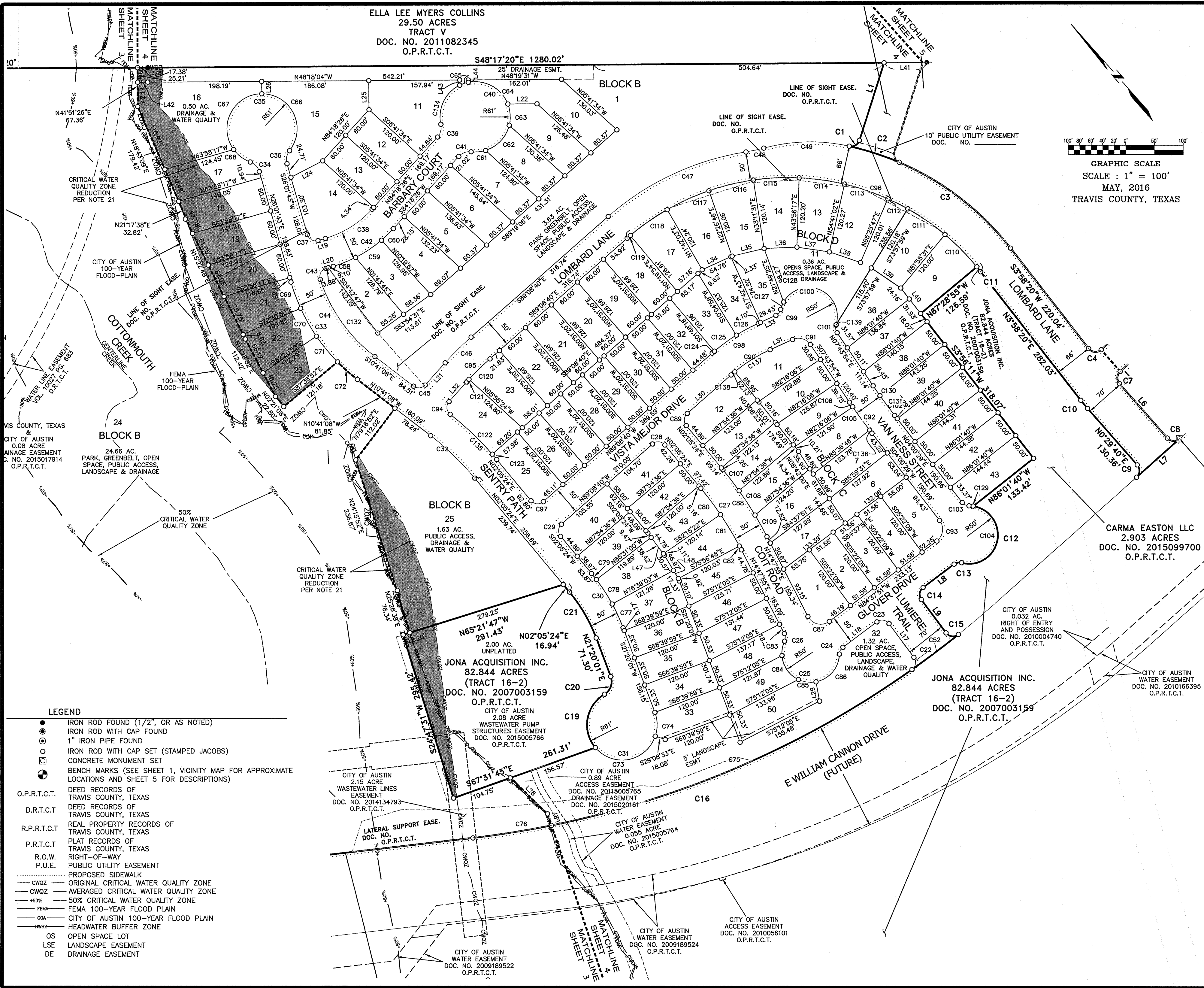
NUMBER OF LOTS: 112 SINGLE FAMILY
2 PARK, GREENBELT, OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE
1 DRAINAGE AND WATER QUALITY
1 PUBLIC ACCESS, DRAINAGE AND WATER QUALITY
1 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE, DRAINAGE AND WATER QUALITY
1 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE AND DRAINAGE
118 TOTAL

EASTON PARK
SECTION 1C
FINAL PLAT
TRAVIS COUNTY, TEXAS

JACOBS
JACOBS ENGINEERING GROUP, INC.
TEXAS REGISTRATION #0152301
2705 Bee Cave Road, Suite 300
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(512) 314-3100 Fax (512) 314-3135

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SURVEYOR: ROBERT J. GERTSON, RPLS #6367
TECHNICIAN: A. YANEZ
DRAWING: N/A
DESCRIPTION: N/A
PARTY/CHIEF: N/A
FIELDBOOKS: N/A

DECLARATION OF EASEMENTS, COVENANTS
AND RESTRICTIONS RECORDED UNDER DOC.
NO. _____ O.P.R.T.C.T.

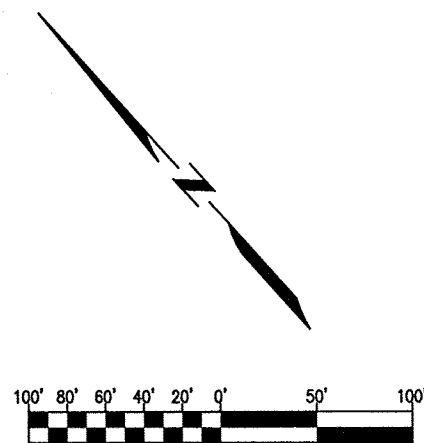


SHEET
4 OF 6
PLAT No.
WJXK2216

EASTON PARK
SECTION 1C
FINAL PLAT
TRAVIS COUNTY, TEXAS

JACOBS
JACOBS ENGINEERING GROUP, INC.
TEXAS REGISTRATION #10152301
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

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TECHNICIAN: A. YANEZ
DRAWING: N/A
PARTYCHIEF: N/A
FIELDBOOKS: N/A



GRAPHIC SCALE
SCALE : 1" = 100'
MAY, 2016
TRAVIS COUNTY, TEXAS

ERNEST B. COLLINS &
FLORETTA F. COLLINS
0.243 ACRES
DOC. NO. 2015099701
O.P.R.T.C.T.

JONA ACQUISITION INC.
82.844 ACRES
(TRACT 16-2)
DOC. NO. 2007003159
O.P.R.T.C.T.

ERNEST B. COLLINS AND
FLORETTA F. COLLINS
52.418 ACRES
(TRACT II)
DOC. NO. 2004080843
O.P.R.T.C.T.

TALFRED COLLINS AND
WIFE,
ELLA LEE COLLINS
26.57 ACRES, TRACT A
VOL. 2814, PG. 127
D.R.T.C.T.

ERNEST B. COLLINS AND WIFE
FLORETTA F. COLLINS
29.02 ACRES
VOL. 7967, PG. 611
D.R.T.C.T.

BLUEBONNET ELECTRIC
COOPERATIVE, INC.
ELECTRIC EASEMENT
DOC. NO. 2010175326
O.P.R.T.C.T.

ERNEST COLLINS AND WIFE,
FLORETTA COLLINS
380.080 ACRES
VOL. 12791, PG. 11
R.P.R.T.C.T.

ERNEST B. COLLINS
AND WIFE,
FLORETTA COLLINS
0.123 ACRES
DOC. NO. 2015099702
R.P.R.T.C.T.

BLUEBONNET ELECTRIC
COOPERATIVE, INC.
ELECTRIC EASEMENT
DOC. NO. 2010175325
O.P.R.T.C.T.

FENCE AGREEMENT
DOC. NO. 2011170225
O.P.R.T.C.T.
&
DETENTION POND AND
DRAINAGE EASEMENT
DOC. NO. 2011170226
O.P.R.T.C.T.

BLUEBONNET ELECTRIC
COOPERATIVE, INC.
ELECTRIC EASEMENT
DOC. NO. 2010175324
O.P.R.T.C.T.

JONA ACQUISITION INC.
138.540 ACRES
DOC. NO.
2007038642
O.P.R.T.C.T.

CITY OF AUSTIN
TEMPORARY DRAINAGE
EASEMENT
DOC. NO. 2010056095
O.P.R.T.C.T.

CITY OF AUSTIN
0.392 ACRES
DOC. NO. 2010005415
O.P.R.T.C.T.
&
CITY OF AUSTIN
0.392 ACRES
WATER LINE AND
ACCESS EASEMENT
DOC. NO. 2015076625
O.P.R.T.C.T.

CITY OF AUSTIN
0.624 ACRES
DOC. NO. 2010005416
O.P.R.T.C.T.
&
CITY OF AUSTIN
0.624 ACRES
TEMPORARY
ACCESS EASEMENT
DOC. NO. 2015076626
O.P.R.T.C.T.

FENCE AGREEMENT
DOC. NO. 2011170225
O.P.R.T.C.T.
&
DETENTION POND AND
DRAINAGE EASEMENT
DOC. NO. 2011170226
O.P.R.T.C.T.

BLUEBONNET ELECTRIC
COOPERATIVE, INC.
ELECTRIC EASEMENT
DOC. NO. 2011191917
O.P.R.T.C.T.

JONA ACQUISITION INC.
61.071 ACRES
(TRACT 18)
DOC. NO. 2007204509
O.P.R.T.C.T.

CITY OF AUSTIN
WATER EASEMENT
DOC. NO. 2009189523
O.P.R.T.C.T.

DRAINAGE EASE.
DOC. NO.
O.P.R.T.C.T.

DRAINAGE EASE.
DOC. NO.
O.P.R.T.C.T.

DRAINAGE EASE.
DOC. NO.
O.P.R.T.C.T.

GRID COORDINATES
N=10030767.42
E=3124600.62

FLOODPLAIN NOTE:
THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE
DRAINAGE EASEMENT/LOT AS SHOWN HEREON. A PORTION
OF THE TRACT SHOWN HEREON LIES WITHIN THE
DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE
FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO.
48453C0615H, DATED SEPTEMBER 26, 2008 FOR TRAVIS
COUNTY TEXAS.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM CENTRAL ZONE (4203),
NAD83/93 HARN VALUES FROM THE LCRA CONTROL NETWORK.

DISTANCES SHOWN ARE SURFACE DISTANCES. ALL
COORDINATES SHOWN ARE GRID COORDINATES. TO CONVERT
FROM GRID TO SURFACE, DIVIDE THE GRID COORDINATE BY A
SCALE FACTOR OF 0.999960959

BENCHMARK NO. 1=CONCRETE MONUMENT WITH DISC
APPROXIMATELY 36' SOUTH OF THE CENTERLINE OF DEE
GABRIEL COLLINS ROAD AND APPROXIMATELY 1043'
NORTHWEST OF THE CENTERLINE INTERSECTION OF DEE
GABRIEL COLLINS ROAD AND COLTON ROAD.
ELEVATION = 546.04'

BENCHMARK NO. 2=CHAPARRAL DISC SET IN CONCRETE
STAMPED "W11" IN THE NORTH MEDIAN ON MCKINNEY
FALLS PARKWAY, APPROXIMATELY 48' NORTH OF THE
INTERSECTION OF E. WILLIAM CANNON DRIVE.
ELEVATION = 603.53'

STREET TABLE	
SENTRY PATH	1257.0'
BARBARY COURT	403.0'
LOMBARD LANE	1640.9'
VISTA MEJOR DRIVE	596.4'
VAN NESS STREET	450.9'
GLOVER DRIVE	316.4'
COIT ROAD	470.1'
BEACON KNOB WAY	648.5'
LUMIERE TRAIL	128.0'
TOTAL:	5911.2'

ACREAGE TABLE FOR NON-RESIDENTIAL LOTS		
LOT 1, BLOCK B	3.63 ACRE	PARK, GREENBELT, OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE
LOT 16, BLOCK B	0.50 ACRE	DRAINAGE & WATER QUALITY
LOT 24, BLOCK B	24.66 ACRE	PARK, GREENBELT, OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE
LOT 25, BLOCK B	1.63 ACRE	PUBLIC ACCESS, DRAINAGE & WATER QUALITY
LOT 32, BLOCK B	1.32 ACRE	OPEN SPACE, PUBLIC ACCESS, LANDSCAPE, DRAINAGE & WATER QUALITY
LOT 11, BLOCK D	0.36 ACRE	OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE

LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- ⊙ IRON ROD WITH CAP FOUND
- 1" IRON PIPE FOUND
- IRON ROD WITH CAP SET (STAMPED JACOBS)
- ⊕ CONCRETE MONUMENT SET
- ⊙ BENCH MARKS (SEE SHEET 1, VICINITY MAP FOR APPROXIMATE LOCATIONS AND SHEET 5 FOR DESCRIPTIONS)
- O.P.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK
- CWQZ — ORIGINAL CRITICAL WATER QUALITY ZONE
- CWQZ — AVERAGED CRITICAL WATER QUALITY ZONE
- +50% — 50% CRITICAL WATER QUALITY ZONE
- FEMA — FEMA 100-YEAR FLOOD PLAIN
- COA — CITY OF AUSTIN 100-YEAR FLOOD PLAIN
- HWBZ — HEADWATER BUFFER ZONE
- OS OPEN SPACE LOT
- LSE LANDSCAPE EASEMENT
- DE DRAINAGE EASEMENT

SHEET
5 OF 6

PLAT No.
WJXK2216

EASTON PARK
SECTION 1C
FINAL PLAT
TRAVIS COUNTY, TEXAS

JACOBS

JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #10152301
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

PROJECT: EASTON PARK SECTION 1C
FINAL PLAT

JOB NUMBER: WJXK2216

DATE: MAY, 2016

SCALE: 1" = 100'

SURVEYOR: ROBERT J. GERTSON, RPLS #6367

TECHNICIAN: A. YANEZ

DRAWING: N/A

PARTY/CHIEF: N/A

FIELDBOOKS: N/A

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	15.00'	22.17'	84°40'13"	N77° 47' 38"W	20.20'
C2	491.00'	91.34'	10°39'33"	S30° 07' 45"E	91.21'
C3	491.00'	246.56'	28°46'18"	S10° 24' 49"E	243.98'
C4	15.00'	24.47'	93°28'40"	S42° 46' 00"E	21.85'
C5	25.00'	10.85'	24°52'26"	N22° 18' 01"E	10.77'
C6	61.00'	188.04'	176°37'09"	S81° 49' 37"E	121.95'
C7	15.00'	23.56'	90°00'00"	S45° 29' 40"W	21.21'
C8	15.00'	23.56'	90°00'00"	S44° 30' 20"E	21.21'
C9	15.00'	23.56'	90°00'00"	N45° 29' 40"E	21.21'
C10	300.00'	18.21'	3°28'40"	N02° 14' 00"E	18.21'
C11	425.00'	10.79'	1°27'15"	N03° 14' 42"E	10.79'
C12	50.00'	163.35'	187°11'11"	S53° 47' 46"W	99.80'
C13	15.00'	13.62'	52°01'12"	N58° 37' 15"W	13.16'
C14	15.00'	23.56'	90°00'00"	S50° 22' 09"W	21.21'
C15	15.00'	24.08'	91°59'51"	S40° 37' 47"E	21.58'
C16	1658.00'	925.90'	31°59'48"	N70° 37' 49"W	913.92'
C17	1730.00'	119.44'	3°57'21"	N52° 39' 15"W	119.42'
C18	1354.00'	237.11'	10°02'00"	N28° 14' 43"E	236.80'
C19	61.00'	106.74'	100°15'45"	S51° 50' 00"W	93.64'
C20	25.00'	35.18'	80°37'52"	N61° 38' 57"E	32.35'
C21	275.00'	92.36'	19°14'37"	N11° 42' 43"E	91.93'
C22	15.00'	23.95'	91°29'25"	N51° 06' 51"E	21.49'
C23	15.00'	23.56'	90°00'00"	N39° 37' 51"W	21.21'
C24	15.00'	13.62'	52°01'12"	S69° 21' 32"W	13.16'
C25	50.00'	177.56'	203°28'11"	S34° 54' 58"E	97.91'
C26	15.00'	13.62'	52°01'12"	N40° 48' 31"E	13.16'
C27	575.00'	127.54'	12°42'30"	N08° 26' 40"E	127.28'
C28	15.00'	23.89'	91°14'04"	N43° 31' 38"W	21.44'
C29	15.00'	23.24'	88°45'56"	S46° 28' 22"W	20.98'
C30	325.00'	109.16'	19°14'37"	N11° 42' 43"E	108.64'
C31	61.00'	277.48'	260°37'52"	S28° 21' 03"E	93.02'
C32	475.00'	105.92'	12°46'33"	N04° 17' 52"W	105.70'
C33	325.00'	208.25'	36°42'51"	S07° 40' 17"W	204.71'
C34	25.00'	23.76'	54°27'05"	N01° 11' 49"W	22.87'
C35	61.00'	307.58'	288°54'09"	N63° 58' 17"W	70.93'
C36	25.00'	23.76'	54°27'05"	S53° 15' 15"W	22.87'
C37	15.00'	23.56'	90°00'00"	S18° 58' 17"E	21.21'
C38	175.00'	96.89'	31°43'16"	S79° 49' 55"E	95.65'
C39	25.00'	23.76'	54°27'05"	N57° 04' 54"E	22.87'
C40	61.00'	307.58'	288°54'09"	N05° 41' 34"W	70.93'
C41	25.00'	23.76'	54°27'05"	N68° 28' 01"W	22.87'
C42	225.00'	124.57'	31°43'16"	S79° 49' 55"E	122.98'
C43	15.00'	24.09'	92°01'28"	S70° 00' 59"W	21.58'
C44	275.00'	166.50'	34°41'23"	S06° 39' 33"W	163.97'
C45	15.00'	22.35'	85°21'57"	S53° 22' 07"E	20.34'
C46	525.00'	63.29'	6°54'26"	S87° 24' 07"W	63.25'
C47	475.00'	267.74'	32°17'46"	N72° 59' 47"W	264.21'
C48	289.00'	31.68'	6°16'53"	S59° 59' 20"E	31.67'
C49	311.00'	150.20'	27°40'15"	N49° 17' 39"W	148.74'
C50	25.00'	35.18'	80°37'52"	N50° 10' 44"E	32.35'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C51	61.00'	277.48'	260°37'52"	N39° 49' 16"W	93.02'
C52	1658.00'	100.93'	3°29'16"	S84° 53' 05"E	100.91'
C53	61.00'	2.25'	2°06'50"	N89° 26' 15"E	2.25'
C54	61.00'	40.96'	38°28'08"	N69° 08' 46"E	40.19'
C55	61.00'	19.80'	18°35'54"	N40° 36' 45"E	19.71'
C56	61.00'	26.44'	24°49'51"	N18° 53' 53"E	26.23'
C57	25.00'	24.33'	55°45'26"	N62° 36' 57"E	23.38'
C58	225.00'	41.73'	10°37'36"	S69° 17' 05"E	41.67'
C59	225.00'	54.13'	13°47'03"	S81° 29' 25"E	54.00'
C60	225.00'	28.71'	7°18'38"	N87° 57' 45"E	28.69'
C61	61.00'	25.47'	23°55'10"	S53° 12' 04"E	25.28'
C62	61.00'	62.74'	58°55'46"	N85° 22' 27"E	60.01'
C63	61.00'	37.64'	35°21'20"	N38° 13' 54"E	37.05'
C64	61.00'	84.88'	79°43'18"	N19° 18' 25"W	78.19'
C65	61.00'	15.84'	14°52'56"	N66° 36' 32"W	15.80'
C66	61.00'	137.11'	128°46'51"	N16° 05' 22"E	110.01'
C67	61.00'	133.85'	125°43'13"	S68° 50' 20"W	108.57'
C68	61.00'	36.63'	34°24'04"	S11° 13' 19"E	36.08'
C69	325.00'	48.45'	8°32'32"	S21° 45' 27"W	48.41'
C70	325.00'	55.78'	9°50'03"	S12° 34' 09"W	55.71'
C71	325.00'	57.75'	10°10'51"	S02° 33' 42"W	57.67'
C72	325.00'	46.27'	8°09'25"	S06° 36' 26"E	46.23'
C73	61.00'	128.66'	120°50'41"	S58° 43' 13"E	106.10'
C74	61.00'	42.08'	39°31'25"	N41° 05' 44"E	41.25'
C75	1658.00'	686.78'	23°44'00"	S71° 16' 27"E	681.89'
C76	1658.00'	138.19'	4°46'31"	S57° 01' 11"E	138.15'
C77	325.00'	45.29'	7°59'04"	N17° 20' 29"E	45.25'
C78	325.00'	50.29'	8°51'57"	N08° 54' 59"E	50.24'
C79	325.00'	13.58'	2°23'36"	N03° 17' 12"E	13.57'
C80	575.00'	56.74'	5°39'14"	N04° 55' 01"E	56.72'
C81	575.00'	63.32'	6°18'34"	N10° 53' 55"E	63.29'
C82	575.00'	7.48'	0°44'43"	N14° 25' 33"E	7.48'
C83	50.00'	25.31'	29°00'13"	S52° 19' 01"W	25.04'
C84	50.00'	52.83'	60°32'02"	S07° 32' 53"W	50.40'
C85	50.00'	31.38'	35°57'15"	S40° 41' 46"E	30.86'
C86	50.00'	68.05'	77°58'40"	N82° 20' 16"E	62.92'
C87	25.00'	43.38'	99°25'46"	S34° 54' 58"E	38.14'
C88	625.00'	138.63'	12°42'30"	N08° 26' 40"E	138.34'
C89	15.00'	23.24'	88°45'56"	S46° 28' 22"W	20.98'
C90	275.00'	80.90'	16°51'23"	N80° 42' 58"W	80.61'
C91	25.00'	34.92'	80°01'11"	N32° 16' 41"W	32.15'
C92	1025.00'	66.62'	3°43'25"	S05° 52' 12"W	66.60'
C93	25.00'	39.86'	91°21'40"	N49° 41' 19"E	35.77'
C94	15.00'	24.64'	94°08'12"	S36° 52' 48"W	21.97'
C95	475.00'	57.26'	6°54'26"	S87° 24' 07"W	57.23'
C96	425.00'	690.71'	93°07'00"	N42° 35' 10"W	617.16'
C97	15.00'	23.89'	91°14'04"	S43° 31' 38"E	21.44'
C98	325.00'	95.61'	16°51'23"	N80° 42' 58"W	95.27'
C99	15.00'	13.62'	52°01'12"	N81° 42' 07"E	13.16'
C100	50.00'	160.62'	184°03'36"	N32° 16' 41"W	99.94'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C101	15.00'	13.62'	52°01'12"	S33° 44' 30"W	13.16'
C102	975.00'	63.37'	3°43'25"	S05° 52' 12"W	63.35'
C103	15.00'	13.62'	52°01'12"	S22° 00' 07"E	13.16'
C104	50.00'	170.52'	195°24'05"	N49° 41' 19"E	99.10'
C105	1025.00'	49.58'	2°46'18"	S05° 46' 23"W	49.58'
C106	1025.00'	10.25'	0°34'22"	S07° 26' 43"W	10.25'
C107	625.00'	45.79'	4°11'53"	N04° 11' 21"E	45.78'
C108	625.00'	50.34'	4°36'53"	N08° 35' 43"E	50.32'
C109	625.00'	42.50'	3°53'45"	N12° 51' 02"E	42.49'
C110	425.00'	78.57'	10°35'34"	N02° 46' 42"W	78.46'
C111	425.00'	78.57'	10°35'34"	N13° 22' 16"W	78.46'
C112	425.00'	38.78'	5°13'43"	N21° 16' 54"W	38.77'
C113	425.00'	79.71'	10°44'45"	N29° 16' 08"W	79.59'
C114	425.00'	79.71'	10°44'46"	N40° 00' 54"W	79.59'
C115	425.00'	79.71'	10°44'45"	N50° 45' 39"W	79.59'
C116	425.00'	79.71'	10°44'45"	N61° 30' 24"W	79.59'
C117	425.00'	79.71'	10°44'43"	N72° 15' 09"W	79.59'
C118	425.00'	78.21'	10°32'36"	N82° 53' 48"W	78.10'
C119	425.00'	7.24'	0°58'34"	N88° 39' 23"W	7.24'
C120	475.00'	51.01'	6°09'11"	S87° 46' 45"W	50.99'
C121	475.00'	6.25'	0°45'15"	S84° 19' 32"W	6.25'
C122	525.00'	100.61'	10°58'49"	N04° 41' 54"W	100.46'
C123	525.00'	11.90'	1°17'54"	N01° 26' 28"E	11.90'
C124	325.00'	5.20'	0°54'58"	N88° 41' 11"W	5.20'
C125	325.00'	47.14'	8°18'40"	N84° 04' 22"W	47.10'
C126	325.00'	43.27'	7°37'45"	N76° 06' 09"W	43.24'
C127	50.00'	14.03'	16°04'30"	S63° 43' 45"W	13.98'
C128	50.00'	145.59'	166°49'57"	N24° 49' 01"W	99.34'
C129	50.00'	7.17'	8°12'54"	N43° 54' 17"W	7.16'
C130	975.00'	20.64'	1°12'47"	S07° 07' 31"W	20.64'
C131	975.00'	42.72'	2°30'39"	S05° 15' 48"W	42.72'
C132	275.00'	166.50'	34°41'23"	S06° 39' 33"W	163.97'
C134	61.00'	81.01'	76°05'39"	S67° 54' 11"W	75.19'
C135	525.00'	112.51'	12°16'43"	N04° 02' 57"W	112.29'
C136	1025.00'	6.78'	0°22'45"	S04° 11' 51"W	6.78'
C137	275.00'	72.62'	15°07'49"	N79° 51' 11"W	72.41'
C138	275.00'	8.28'	1°43'34"	N88° 16' 53"W	8.28'
C139	50.00'	1.01'	1°09'09"	N59° 10' 32"E	1.01'

Line Table		
Line #	Direction	Length
L1	S59° 52' 15"W	140.69'
L2	S89° 30' 20"E	43.40'
L3	S00° 29' 40"W	109.07'
L4	N00° 29' 40"E	120.00'
L5	N89° 30' 20"W	25.00'
L6	S00° 29' 40"W	125.51'
L7	N89° 30' 20"W	100.00'
L8	N84° 37' 51"W	67.13'
L9	S05° 22' 09"W	71.96'
L10	N56° 44' 17"W	9.50'
L11	S66° 46' 17"E	29.15'
L12	N45° 01' 33"E	62.37'
L13	N18° 26' 11"E	39.34'
L14	N11° 37' 14"W	25.61'
L15	N48° 12' 33"E	73.20'
L16	N08° 57' 53"E	46.03'
L17	N05° 22' 09"E	72.41'
L18	N84° 37' 51"W	73.72'
L19	S63° 58' 17"E	13.14'
L20	N63° 58' 17"W	12.98'

Line Table		
Line #	Direction	Length
L21	N83° 56' 54"E	51.85'
L22	N48° 18' 04"W	50.67'
L24	S75° 19' 20"E	61.96'
L25	N41° 41' 56"E	50.30'
L26	N41° 41' 56"E	21.36'
L27	S23° 07' 49"W	21.21'
L28	S03° 58' 47"E	89.58'
L29	N31° 19' 36"E	33.92'
L30	S89° 08' 40"E	101.25'
L31	S72° 17' 17"E	42.80'
L32	N83° 56' 54"E	45.39'
L33	N72° 17' 17"W	33.53'
L34	S72° 10' 32"E	57.09'
L35	S61° 09' 34"E	57.10'
L36	S50° 25' 59"E	57.09'
L37	S39° 40' 49"E	57.08'
L38	S29° 15' 38"E	57.09'
L39	S13° 53' 24"E	61.80'
L40	S03° 56' 11"W	56.08'
L41	S48° 17' 20"E	74.39'

Line Table		
Line #	Direction	Length
L42	N48° 08' 34"W	17.47'
L43	N41° 41' 56"E	9.02'
L44	S41° 41' 56"W	4.06'
L45	N40° 05' 18"W	19.32'
L46	N58° 41' 12"W	58.06'
L47	S05° 06' 26"W	47.89'
L48	S11° 08' 25"W	47.89'

PROJECT: EASTON PARK SECTION 1C FINAL PLAT	JOB NUMBER: WJXK2216
	DATE: MAY, 2016
	SCALE: 1" = 100'
	SURVEYOR: ROBERT J. GERISON, RPLS #6367