

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2015-0106.0A

**P.C. DATE:** June 28, 2016

**SUBDIVISION NAME:** Easton Park Section 1B Final Plat

**AREA:** 93.488 acres

**LOT(S):** 5 total lots

**OWNER/APPLICANT:** Carma Easton, LLC (S. Cranston)**AGENT:** Stantec (J. Farias)

**ADDRESS OF SUBDIVISION:** McKinney Falls Parkway

**GRIDS:** MK13

**COUNTY:** Travis

**WATERSHED:** Cottonmouth Creek

**JURISDICTION:** Limited Purpose

**EXISTING ZONING:** Limited Purpose

**MUD:** N/A

**PROPOSED LAND USE:** Four commercial lots and one drainage easement lot

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided along the boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Easton Park Section 1B Final Plat. The final plat is composed of five lots on 93.48 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.

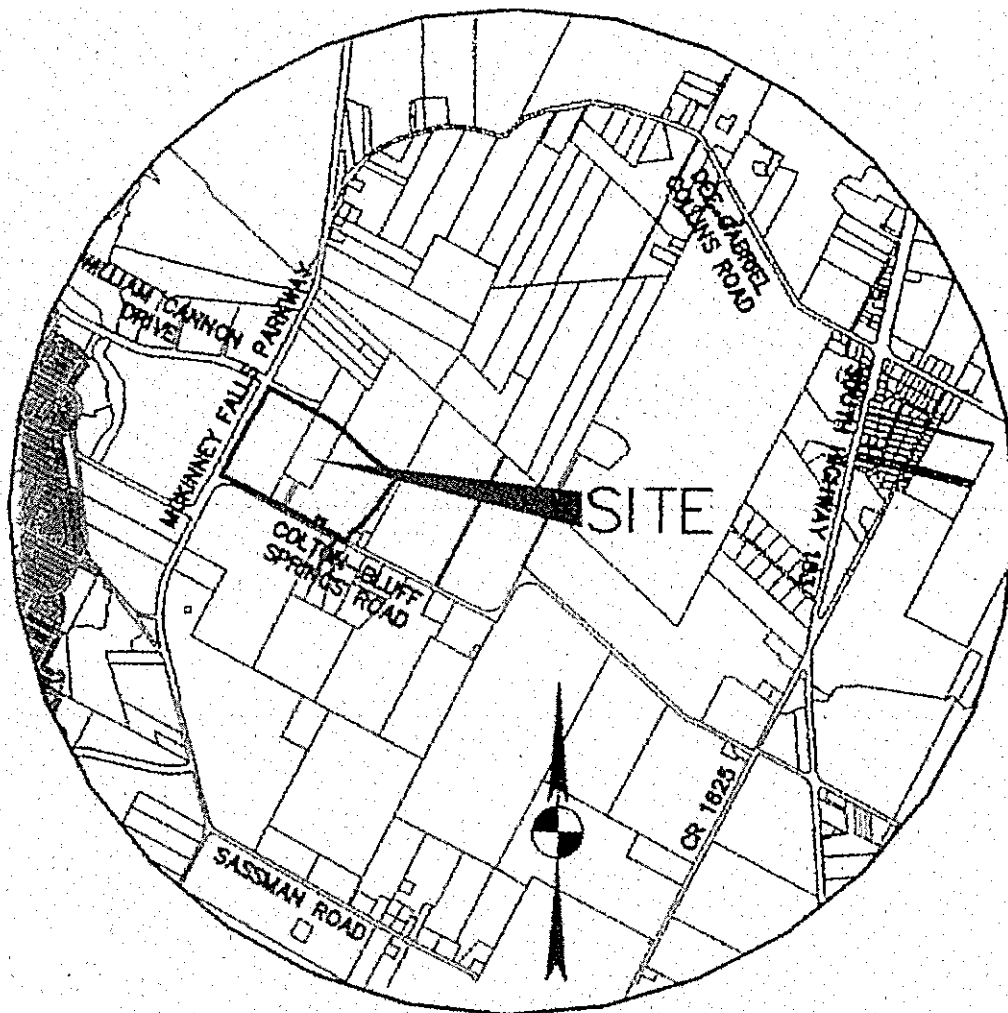
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Michael Hettenhausen

**PHONE:** (512) 854-7563

Email address: [Michael.Hettenhausen@traviscountytx.gov](mailto:Michael.Hettenhausen@traviscountytx.gov)

# EASTON PARK SECTION 1B FINAL PLAT



**VICINITY MAP**

N.T.S.

## EASTON PARK SECTION 1B FINAL PLAT

LAND USE TABLE

LOT #	LAND USE	ACREAGE
1	COMMERCIAL	14.064 AC
2	COMMERCIAL	9.636 AC
3	RESIDENTIAL	32.223 AC
4	COMMERCIAL	25.434 AC
5	DE/GP	11.433 AC
ROW	ROADWAY	0.698 AC

## BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

## SCALE FACTOR NOTE:

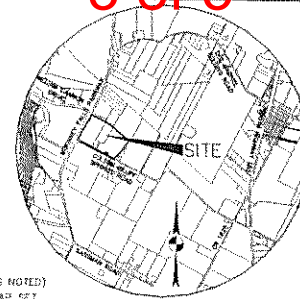
THIS IS A SURFACE DRAWING. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(96), CENTRAL ZONE, UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

COORDINATE VALUES ARE PROJECT SPECIFIC SURFACE VALUES. TO DERIVE GRID VALUES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999960359. WITH AN ORIGIN POINT OF N. 0.0 E. 0.0.



## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- 6" SIDEWALK
- 36" GP DRAINAGE EASEMENT AND GREENBELT PARK

VICINITY MAP  
N.T.S.

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S34°25'52"W	124.62'
L2	S22°58'56"W	122.10'
L3	S13°04'01"W	118.75'
L4	S35°42'53"W	79.35'
L5	S38°47'10"W	118.87'
L6	S13°54'17"W	56.32'
L7	S45°28'12"W	124.96'
L8	S37°43'17"W	136.51'
L9	S38°16'11"W	123.35'
L10	S51°30'59"W	79.46'
L11	S47°07'26"W	31.46'
L12	S67°10'16"W	45.52'
L13	S41°22'51"W	44.65'
L14	S25°23'12"W	47.40'
L15	S36°23'36"W	53.85'
L16	S27°12'52"W	36.97'
L17	N63°13'55"W	500.88'
L18	N62°29'54"W	175.22'
L19	N26°24'33"E	150.87'
L20	N63°03'48"W	120.10'
L21	S16°54'50"W	129.67'
L22	S67°15'51"E	241.35'
L23	N31°18'35"E	250.84'
L24	N38°58'47"E	102.10'
L25	N27°31'02"E	150.62'
L26	N10°49'05"E	52.21'

## LINE TABLE

NO.	BEARING	DISTANCE
L27	N27°31'02"E	144.13'
L28	N72°10'11"E	25.00'
L29	N12°03'23"E	104.66'
L30	S26°24'53"W	12.79'
L31	N62°29'54"W	121.26'
L32	N31°21'52"E	128.75'
L33	N65°31'44"W	122.27'
L34	S27°26'45"W	70.50'
L35	S26°45'47"W	68.67'
L36	S63°41'25"E	242.71'
L37	N62°26'52"W	122.13'
L38	S40°45'16"W	50.81'
L39	S35°35'09"W	77.81'
L40	S9°08'44"W	111.98'
L41	S31°04'10"W	189.70'
L42	S38°31'58"W	243.92'
L43	S67°20'07"W	75.52'
L44	S13°42'00"W	56.69'
L45	S45°28'37"W	232.24'
L46	S24°23'14"W	164.60'
L47	S28°40'43"W	74.50'
L48	S62°30'11"E	43.63'
L49	S27°29'49"W	86.00'
L50	N62°30'11"W	28.85'
L51	S55°45'06"W	48.22'

## CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	504.80'	1730.00'	16°42'43"	S54°02'17"E	507.62'
C2	288.84'	1070.00'	8°54'00"	S56°12'25"E	288.55'
C3	154.48'	1730.00'	32°33'35"	S60°45'51"E	104.45'
C4	400.14'	1730.00'	13°15'08"	S52°24'30"E	398.25'
C5	387.01'	500.00'	44°20'24"	N24°14'06"E	577.42'
C6	113.07'	1870.00'	32°24'46"	S47°30'49"E	113.00'
C7	175.62'	1870.00'	5°23'13"	S51°56'19"E	175.76'
C8	39.17'	25.00'	89°16'53"	S17°22'25"E	35.29'
C9	43.73'	56.03'	44°43'29"	N42°07'41"W	42.63'
C10	93.04'	99.50'	53°34'33"	S38°27'28"E	89.69'
C11	46.58'	52.50'	56°50'00"	N37°05'11"W	45.07'
C12	125.32'	81.50'	12°16'01"	N81°32'49"E	98.47'

EASTON PARK SECTION 1B  
FINAL PLAT

A 5 LOT SUBDIVISION  
CONSISTING OF 93.488 ACRES  
DATE: MARCH 2015



221 West South Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 310-6511 Fax: (512) 310-6525  
T805 P4-0204 T805 L5 47-1014230  
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Drawn by: ABA Approved by: MJD Project No: H040263010004 File H:\1006\3010004\10063010004.dwg

C8J-2015-0106.0A

SHEET  
1  
OF 2

## EASTON PARK SECTION 1B FINAL PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT CARMA EASTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CARMA EASTON, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH SHAWN CRANSTON, ITS VICE-PRESIDENT, BEING THE OWNER OF THAT CERTAIN 93.488 ACRE TRACT OF LAND OUT OF THE SANFORD DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CARMA EASTON, LLC BY DEEDS OF RECORD IN DOCUMENT NOS. 2006209327, 2006209328, 2006209329, 2007003199, 2007126375 AND 201221476 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBMIT SAID 93.488 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "EASTON PARK SECTION 1B FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 112 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

BY: SHAWN CRANSTON  
VICE-PRESIDENT  
CARMA EASTON, INC.  
9737 GREAT HILLS TRAIL, STE. 260  
AUSTIN, TEXAS 78759

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

## FLOOD PLAIN NOTE:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 4845C0815H, DATED SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

## ENGINEER'S CERTIFICATION:

I, JOE M. FARIAS 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOE M. FARIAS, P.E.  
TEXAS REGISTRATION NO. 111389  
STATE OF TEXAS  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

6/2/16  
DATE

## SURVEYOR'S CERTIFICATION:

I, MARK J. JESSER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

MARK J. JESSER, P.L.S.  
TEXAS REGISTRATION NO. 5267  
STATE OF TEXAS  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

6/2/16  
DATE

## GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF A REGIONAL DRAINAGE POND.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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: MC KINNEY FALLS PARKWAY, COLTON BLUFF SPRINGS ROAD, AND WILLIAM CANNON DRIVE. THE SIDEWALKS ARE REQUIRED FOR COUNTY-MAINTAINED ROADWAYS WITH IMPROVED CURB AND GUTTER.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 DEVELOPED. FAILURE TO CONSTRUCT ANY 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.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE 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 COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- A FIFTEEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG ALL ROAD RIGHTS OF WAY EXCEPT WHERE IT WOULD OVERLAP EXISTING WASTEWATER, WATER, OR DRAINAGE EASEMENT. IN THESE AREAS A FIFTEEN FOOT AERIAL ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CITY BUFFER ZONE, AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- NO STRUCTURE OR LAND ON THIS PLAT WITHIN THE EXISTING 100 YEAR FLOODPLAIN SHALL HEREAFTER BE CONSTRUCTED OR CONSTRUCTED UPON WITHOUT FIRST SUBMITTING A "CERTIFICATE OF COMPLIANCE" APPLICATION FORM TO THE TRAVIS COUNTY FLOODPLAIN ADMINISTRATION.
- PER LOC 25-7-33 (E), DEVELOPMENT WITHIN THE FEMA FLOODPLAIN SHALL BE GOVERNED BY FEDERAL REGULATIONS AS OUTLINED BY FEMA. FLOOD INSURANCE MAY BE REQUIRED FOR THE SITE. A MAP REVISION IS BEING PURSUED THRU FEMA TO REMOVE THIS SPECIAL FLOOD HAZARD AREA FROM THE PLAT.
- PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20151217-080 PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
- PARKLAND DEDICATION HAS BEEN SATISFIED BY THE DEDICATION OF LOT 5 (11.45 ACRES OF PARKLAND, 3.11 CREDITED ACRES). THIS BRINGS THE TOTAL PARKLAND DEDICATION FOR ALL APPROVED PLATS TO 94.59 ACRES (44.11 CREDITED). ADDITIONAL PARKLAND WILL BE DEDICATED AT SITE PLAN IF RESIDENTS ARE NOT WITHIN 1/4-MILE OF PARKLAND IN ACCORDANCE WITH PUD ORDINANCE 20151217-080.

- FISCAL SECURITY HAS BEEN POSTED WITH THE CITY FOR AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT TO EASTON PARK SUBDIVISION SECTION 2A.
- A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- DRIVEWAYS IN SITE PLAN WILL ALIGN WITH MEDIAN BREAKS IN MC KINNEY FALLS PARKWAY.
- EXISTING DETENTION POND ADJACENT TO A SERVING MC KINNEY FALLS PARKWAY WILL BE REMOVED WITH THE FUTURE DEVELOPMENT OF LOT 1. DETENTION FOR MC KINNEY FALLS PARKWAY WILL BE ADDRESSED WITH DETENTION POND BEING PROVIDED FOR LOTS 1-4.
- THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD.
- THE EXISTING ACCESS EASEMENT (DOC # 2015081008) FROM MC KINNEY FALLS PARKWAY TO SECTION 1A WILL BE REMOVED WITH THE DEDICATION AND ACCEPTANCE OF THE WILLIAM CANNON DRIVE EXTENSION.
- THIS 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 THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

## CITY CERTIFICATIONS:

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

A. MONY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

## COMMISSIONERS' COURT RESOLUTION:

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 CONVEYS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CONVEYS 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 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 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 DURING 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 IN TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT DELEGATE THE COUNTY TO REINSTALL STREET NAME SIGNS OR 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 EMBELVAUER, 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., ONLY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

CHAIRPERSON

SECRETARY

EASTON PARK SECTION 1B  
FINAL PLAT  
A 5 LOT SUBDIVISION  
CONSISTING OF 93.488 ACRES  
DATE: MARCH 2015



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Austin, Texas 78701  
Tel: (512) 328-0111 Fax: (512) 329-0223  
10855 FIFTH AVE, SUITE 400 F-10194231  
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Drawn by: RJA Approved by: MJJ Project No.: 14010263100074 File No.: 14010263100074/1001000049-4.dwg

CBJ-2015-0106.0A



EASTON PARK SECTION 1B FINAL PLAT

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT CARMA EASTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CARMA EASTON, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH SHAWN CRANSTON, ITS VICE-PRESIDENT, BEING THE OWNER OF THAT CERTAIN 93.488 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CARMA EASTON, LLC BY DEEDS OF RECORD IN DOCUMENT NOS. 2006209327, 2006209328, 2006209329, 2007003159, 2007126375 AND 201221476 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 93.488 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "EASTON PARK SECTION 1B FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

BY: SHAWN CRANSTON DATE  
VICE-PRESIDENT  
CARMA EASTON, INC.  
9737 GREAT HILLS TRAIL, STE. 260  
AUSTIN, TEXAS 78759

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES  
IN AND FOR THE STATE OF TEXAS.

FLOOD PLAIN NOTE:

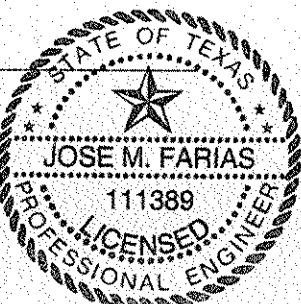
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48453C0615H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:

I, JOE M. FARIAS 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOE M. FARIAS, P.E.  
TEXAS REGISTRATION NO. 111389  
STANTEC  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

6/2/16  
DATE



SURVEYOR'S CERTIFICATION:

I, MARK J. JEZISEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

MARK J. JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
STANTEC  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

6/2/16  
DATE



GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF A REGIONAL DRAINAGE POND.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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: MCKINNEY FALLS PARKWAY, COLTON BLUFF SPRINGS ROAD, AND WILLIAM CANNON DRIVE. THE SIDEWALKS ARE REQUIRED FOR COUNTY-MAINTAINED ROADWAYS WITH IMPROVED CURB AND GUTTER.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE 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 COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- A FIFTEEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG ALL ROAD RIGHTS OF WAY EXCEPT WHERE IT WOULD OVERLAP EXISTING WASTEWATER, WATER, OR DRAINAGE EASEMENT. IN THESE AREAS A FIFTEEN FOOT AERIAL ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED.
- 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.
- NO STRUCTURE OR LAND ON THIS PLAT WITHIN THE EXISTING 100 YEAR FLOODPLAIN SHALL HEREAFTER BE CONSTRUCTED OR CONSTRUCTED UPON WITHOUT FIRST SUBMITTING A "CERTIFICATE OF COMPLIANCE" APPLICATION FORM TO THE TRAVIS COUNTY FLOODPLAIN ADMINISTRATOR.
- PER LDC 25-7-33 (E), DEVELOPMENT WITHIN THE FEMA FLOODPLAIN SHALL BE GOVERNED BY FEDERAL REGULATIONS AS OUTLINED BY FEMA. FLOOD INSURANCE MAY BE REQUIRED FOR THE SITE. A MAP REVISION IS BEING PURSUED THRU FEMA TO REMOVE THIS SPECIAL FLOOD HAZARD AREA FROM THE PLAT.
- PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20151217-080 PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
- PARKLAND DEDICATION HAS BEEN SATISFIED BY THE DEDICATION OF LOT 5 (11.43 ACRES OF PARKLAND, 3.11 CREDITED ACRES). THIS BRINGS THE TOTAL PARKLAND DEDICATION FOR ALL APPROVED PLATS TO 97.34 ACRES (66.61 CREDITED). ADDITIONAL PARKLAND WILL BE DEDICATED AT SITE PLAN IF RESIDENTS ARE NOT WITHIN 1/4-MILE OF PARKLAND IN ACCORDANCE WITH PUD ORDINANCE 20151217-080.

- FISCAL SECURITY HAS BEEN POSTED WITH THE CITY FOR AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT TO EASTON PARK SUBDIVISION SECTION 2A.
- A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- DRIVEWAYS IN SITE PLAN WILL ALIGN WITH MEDIAN BREAKS IN MCKINNEY FALLS PARKWAY.
- EXISTING DETENTION POND ADJACENT TO & SERVING MCKINNEY FALLS PARKWAY WILL BE REMOVED WITH THE FUTURE DEVELOPMENT OF LOT 1. DETENTION FOR MCKINNEY FALLS PARKWAY WILL BE ADDRESSED WITH DETENTION POND BEING PROVIDED FOR LOTS 1-4.
- THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD.
- THE EXISTING ACCESS EASEMENT (DOC # 2015085108) FROM MCKINNEY FALLS PARKWAY TO SECTION 1A WILL BE REMOVED WITH THE DEDICATION AND ACCEPTANCE OF THE WILLIAM CANNON DRIVE EXTENSION.
- THIS 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 THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY CERTIFICATIONS:

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

COMMISSIONERS' COURT RESOLUTION:

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 OPERATOR 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 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 DEBEAUVOR, 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 \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

CHAIRPERSON

SECRETARY

EASTON PARK SECTION 1B  
FINAL PLAT  
A 5 LOT SUBDIVISION  
CONSISTING OF 93.488 ACRES  
DATE: MARCH 2015

**Stantec**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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EASTON PARK SECTION 1B FINAL PLAT

LAND USE TABLE

LOT #	LAND USE	ACREAGE
1	COMMERCIAL	14.064 AC
2	COMMERCIAL	9.636 AC
3	RESIDENTIAL	32.223 AC
4	COMMERCIAL	25.434 AC
5	DE/GP	11.433 AC
ROW	ROADWAY	0.698 AC

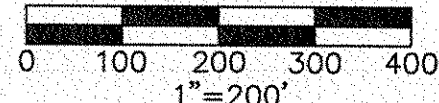
BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

SCALE FACTOR NOTE:

THIS IS A SURFACE DRAWING. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(96), CENTRAL ZONE, UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

COORDINATE VALUES ARE PROJECT SPECIFIC SURFACE VALUES. TO DERIVE GRID VALUES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999609599, WITH AN ORIGIN POINT OF N 0.0, E 0.0.



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- SIDEWALK
- DE/GP DRAINAGE EASEMENT AND GREENBELT PARK

VICINITY MAP

N.T.S.

NO.	BEARING	DISTANCE
L1	S34°26'52"W	124.62'
L2	S32°56'56"W	122.16'
L3	S33°04'57"W	118.75'
L4	S35°40'32"W	79.35'
L5	S36°47'10"W	116.87'
L6	S13°54'17"W	56.32'
L7	S45°28'12"W	124.98'
L8	S37°43'17"W	136.51'
L9	S38°16'11"W	123.36'
L10	S51°30'59"W	79.46'
L11	S47°07'26"W	91.46'
L12	S67°10'16"W	45.52'
L13	S41°22'51"W	44.69'
L14	S25°51'12"W	47.40'
L15	S38°25'36"W	53.85'
L16	S27°12'30"W	36.97'
L17	N63°15'55"W	300.88'
L18	N62°29'54"W	175.22'
L19	N62°24'33"E	130.81'
L20	N63°03'48"W	120.17'
L21	S26°54'50"W	129.61'
L22	S62°15'51"E	241.35'
L23	N31°28'35"E	250.64'
L24	N36°58'47"E	152.10'
L25	N27°31'02"E	100.02'
L26	N10°49'05"E	52.21'

NO.	BEARING	DISTANCE
L27	N27°31'02"E	144.73'
L28	N72°10'11"E	25.00'
L29	N72°03'23"E	101.66'
L30	S26°24'33"W	17.79'
L31	N62°29'54"W	121.26'
L32	N31°21'32"E	129.75'
L33	N65°31'44"W	122.27'
L34	S27°28'45"W	70.90'
L35	S26°45'47"W	68.87'
L36	S63°14'13"E	242.71'
L37	N62°26'50"W	152.13'
L38	S40°45'18"W	50.81'
L39	S53°35'09"W	77.81'
L40	S9°08'44"W	111.99'
L41	S31°04'10"W	187.70'
L42	S38°31'58"W	243.92'
L43	S67°52'07"W	75.52'
L44	S13°42'00"W	56.69'
L45	S49°28'37"W	212.24'
L46	S34°23'14"W	164.60'
L47	S28°40'43"W	74.50'
L48	S62°30'11"E	43.83'
L49	S27°29'49"W	86.00'
L50	N62°30'11"W	29.85'
L51	S35°45'06"W	48.22'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	504.60'	1730.00'	16°42'43"	S54°08'17"E	502.82
C2	288.84'	1870.00'	8°51'00"	S501°22'5"E	288.55
C3	104.46'	1730.00'	3°27'35"	S80°45'51"E	104.45
C4	400.14'	1730.00'	13°15'08"	S52°24'30"E	398.25
C5	387.01'	500.00'	44°20'54"	N04°14'06"E	377.42
C6	113.02'	1870.00'	3°27'46"	S47°30'49"E	113.00
C7	175.82'	1870.00'	5°23'13"	S51°56'19"E	175.76
C8	39.17'	25.00'	88°46'53"	S17°22'25"E	35.29
C9	43.73'	56.03'	44°43'29"	N42°07'41"W	42.63
C10	93.04'	99.50'	53°34'33"	S38°27'28"E	89.69
C11	46.58'	52.50'	50°50'00"	N37°05'11"W	45.07
C12	105.32'	83.50'	72°16'01"	N81°21'48"E	98.47

EASTON PARK SECTION 1B  
FINAL PLAT  
A 5 LOT SUBDIVISION  
CONSISTING OF 93.488 ACRES  
DATE: MARCH 2015

**Stantec**  
221 West Sixth Street, Suite 600  
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