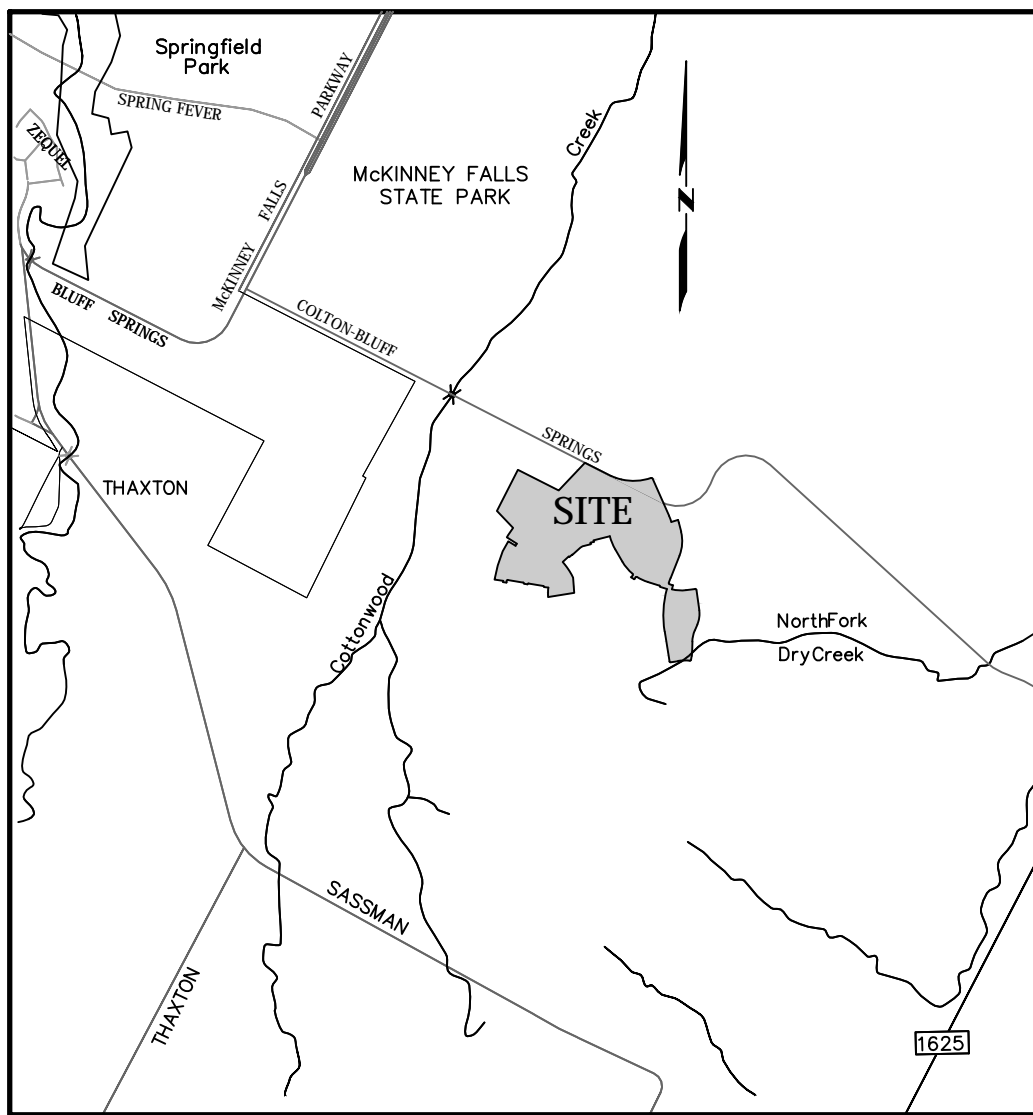


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0225.2A**P.C. DATE:** October 24, 2017**SUBDIVISION NAME:** Easton Park Section 2B, Phase 1 Final Plat**AREA:** 83.26 acres**LOT(S):** 152 total lots**OWNER/APPLICANT:** Carma Easton, LLC (L. Gosda) **AGENT:** Peloton Land Solutions
(Paulo Misi)**ADDRESS OF SUBDIVISION:** 7901 Colton Bluff Springs Road**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** 141 residential lots, 1 park/open space/public access/landscape lot, 8 open space/public access/landscape/drainage lots, and 2 greenbelt/open space/drainage easement/water quality lots**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, Phase 2 Final Plat. The final plat is composed of 152 lots on 83.26 acres. There will 141 residential lots, 1 park/open space/public access/landscape lot, 8 open space/public access/landscape/drainage lots and 2 greenbelt/open space/drainage easement/water quality lots. 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:** Sue Welch
Email address: Sue.Welch@traviscountytexas.gov**PHONE:** (512) 854-7637



VICINITY MAP
(NOT TO SCALE)

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.

**FINAL PLAT OF
EASTON PARK, SECTION 2B, PHASE 1
TRAVIS COUNTY, TEXAS**

JOB #:	BRP15007-03
TECHNICIAN:	M. MARKHAM
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2017
REVISIONS:	

**SHEET
1 OF 7**

PELOTON
LAND SOLUTIONS

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THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF AN 83.2563 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 232.233 ACRES CONVEYED TO JONA ACQUISITION, INC. BY DEED DATED JANUARY 9, 2009, AND RECORDED IN DOCUMENT NO. 2009003190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), BEING OUT OF THAT CERTAIN 198.302 ACRES CONVEYED TO SAID JONA ACQUISITION, INC. BY DEED DATED DECEMBER 22, 2006, AND RECORDED IN DOCUMENT NO. 2006244772, O.P.R.T.C.T., BEING OUT OF THAT CERTAIN 8.282 ACRES CONVEYED TO SAID JONA ACQUISITION, INC. BY DEED DATED JANUARY 9, 2009 AND RECORDED IN DOCUMENT NO. 2009003078, O.P.R.T.C.T., BEING OUT OF THAT CERTAIN 4.134 ACRES CONVEYED TO CARMA EASTON, LLC. BY DEED DATED AUGUST 25, 2015 AND RECORDED IN DOCUMENT NO. 2015136357, O.P.R.T.C.T., BEING OUT OF THAT CERTAIN 61.071 ACRES, (CALLED TRACT 1), CONVEYED TO SAID JONA ACQUISITION, INC. BY DEED DATED NOVEMBER 8, 2007 AND RECORDED IN DOCUMENT NO. 2007204509, O.P.R.T.C.T., BEING OUT OF THAT CERTAIN 0.4836 ACRE TRACT AND THAT CERTAIN 0.567 ACRE TRACT CONVEYED TO CARMA EASTON, LLC BY DEED DATED APRIL 7, 2016, AND RECORDED IN DOCUMENT NO. 2016052393, O.P.R.T.C.T. BEING OUT OF THAT CERTAIN 37.390 ACRES CONVEYED TO SAID JONA ACQUISITION, INC. BY DEED DATED OCTOBER 31, 2008 AND RECORDED IN DOCUMENT NO. 2008179828, O.P.R.T.C.T. AND BEING A 5.004 ACRE VACATED PORTION OF COLTON BLUFF SPRINGS ROAD, (70.00 FEET WIDE) AND RECORDED IN DOCUMENT NO. 2016111593, O.P.R.T.C.T., DO HEREBY SUBDIVIDE 83.2563 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 2B, PHASE 1"

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

BY: CHAD MATHESON
CHIEF FINANCIAL OFFICER
C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758

THE STATE OF :
COUNTY OF :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, 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 2017.

NOTARY PUBLIC IN AND FOR THE COUNTY, .

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, ROBERT E. HYSMITH, 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 TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING FEBRUARY, 2016.

CERTIFIED TO THIS THE DAY OF , 2017, A.D.

ROBERT E. HYSMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5131 – STATE OF TEXAS
PELOTON LAND SOLUTIONS, INC.
TBPLS FIRM NO. 10194108
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: (512)831-7700

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, PAULO MISI, 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 FLOODPLAIN IS CONTAINED WITHIN A DRAINAGE EASEMENT LOT AS SHOWN HEREON.

A PORTION OF THIS SUBDIVISION FALLS 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 DAY OF , 2017, A.D.

PAULO MISI
REGISTERED PROFESSIONAL ENGINEER
NO. 106179 – STATE OF TEXAS
PELOTON LAND SOLUTIONS, INC.
TX FIRM NO. 12207
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
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 , 2017, 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 , 2017, 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 , 2017, AT O'CLOCK .M., AND DULY RECORDED ON THE DAY OF , 2017, 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 , 2017, A.D.

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 2017.

CHAIRPERSON SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE DAY OF , 2017.

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 , 2017.

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 CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
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 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.

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 ASSIGNEES 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 ASSIGNEES.

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 TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: COLTON BLUFF SPRINGS ROAD, LOOKSEE LANE, APOGEE BOULEVARD, HILLOCK TERRACE, CATBIRD LANE, BESTRIDE BEND, DONNELLY DRIVE, SPIRE VIEW, PETRONAS PASS, CHRYSLER BEND AND LOCKHEED LANE. 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 PRACTICAL.

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 LOTS/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. 2017147486 AND NO. 2017145255, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

20. THE OWNER OR ITS ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS: LOTS 34 , 51 – BLOCK 1; LOT 1 – BLOCK 2; LOT 11 – BLOCK 4; LOT 8 – BLOCK 6; LOT 6 – BLOCK 7; LOT 14 – BLOCK 8; LOT 17 – BLOCK 9, LOT 10 AND LOT 11 – BLOCK 12.

21. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).

22. MAINTENANCE OF A JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY. ACCESS TO COMMON LOTS SHALL BE PROVIDED FROM ALL LOTS LISTED IN THE JOINT USE ACCESS EASEMENT TABLE BY MEANS OF A COMMON DRIVEWAY SITUATED WITHIN A 30' JOINT USE ACCESS EASEMENT AS SHOWN ON THE FACE OF THE PLAT. SEE JOINT USE ACCESS EASEMENT TABLE ON SHEET #7.

23. THE FOLLOWING LOTS ONLY GAIN ACCESS FROM THE STREET IN WHICH THEIR FLAG HAS FRONTAGE;

Block	Lot #	Driveway Access Only Allowed From:	Houses Will Have Frontage and Addresses From:
1	52, 53, 54, 55, 56	Catbird Lane	Colton Bluff Springs Rd
4	12, 13, 14, 15	Petronas Pass	Hillock Terrace
4	9, 10	Donnelley Drive	Hillock Terrace
5	8, 9, 10, 11	Donnelley Drive	Chrysler Bend
7	11, 12, 13, 14	Donnelley Drive	Chrysler Bend
12	1, 2, 3, 4, 5, 6, 7, 8	Chrysler Bend	Chrysler Bend

24. LOT 9 OF BLOCK 12 WILL HAVE DRIVEWAY ACCESS DIRECTLY FROM CHRYSLER BEND.

25. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT No. 2017138423, O.P.R.T.C.T.

26. THIS PLAT MUST COMPLY WITH THE APPROVED PUD, ORDINANCE NUMBER 20170302-014.

27. WITHIN A LINE OF SIGHT 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 OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

28. CONSTRUCTION OF EASTON PARK SECTION 2A (C8J-2015-0188.1B.SH) MUST BE COMPLETED IN ORDER TO PROVIDE THE SECONDARY ACCESS TO THIS SUBDIVISION, OR NO MORE THAN 30 CERTIFICATE OF OCCUPANCIES WILL BE GRANTED, UNTIL A SECONDARY ACCESS THAT MEETS FIRE REQUIREMENTS IS PROVIDED, FISCAL IS POSTED, AND THE ROW OR EASEMENT FOR THE SECONDARY ACCESS HAS BEEN DEDICATED.

29. A WAIVER FROM A REQUIREMENT OF THE CITY OF AUSTIN DEVELOPMENT CODE SECTION 30-2-153(A) THAT NO BLOCK SHOULD BE GREATER THAN 1200 FEET IN LENGTH HAS BEEN GRANTED ADMINISTRATIVELY WITH THE PRELIMINARY PLAN.

30. THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY ARE RECORDED UNDER DOCUMENT NO. 2016027307 O.P.R.T.C.T.

31. FLAG LOTS SHALL BE ADDRESSED ACCORDING TO THE FRONTAGE STREET FOR EMERGENCY RESPONSE & NOT FROM THE DRIVEWAY LOCATION FOR OFF STREET PARKING.

32. PARKLAND DEDICATION HAS BEEN PROVIDED BY THE DEDICATION OF 14.73 ACRES OF BLOCK 2, LOT 1 TO THE PILOT KNOB MUD NO 3 AND 6.81 ACRES OF BLOCK 2, LOT 1 TO THE PILOT KNOB MUD NO 2. BRINGING THE TOTAL PARKLAND DEDICATION FOR ALL APPROVED PLATS WITHIN THE PILOT KNOB PUD TO 84.18 ACRES (54.12 CREDITED).

33. A TRAIL EASEMENT IS REQUIRED THROUGH GREENBELT PARK LOT 1, BLOCK 17 AND LOT 34, BLOCK 1 AND WILL BE DEDICATED AT THE TIME OF SITE PLAN.

FINAL PLAT OF
EASTON PARK, SECTION 2B, PHASE 1
TRAVIS COUNTY, TEXAS

SHEET
2 OF 7

JOB #:
TECHNICIAN:
SURVEYOR:
DATE:
REVISIONS:

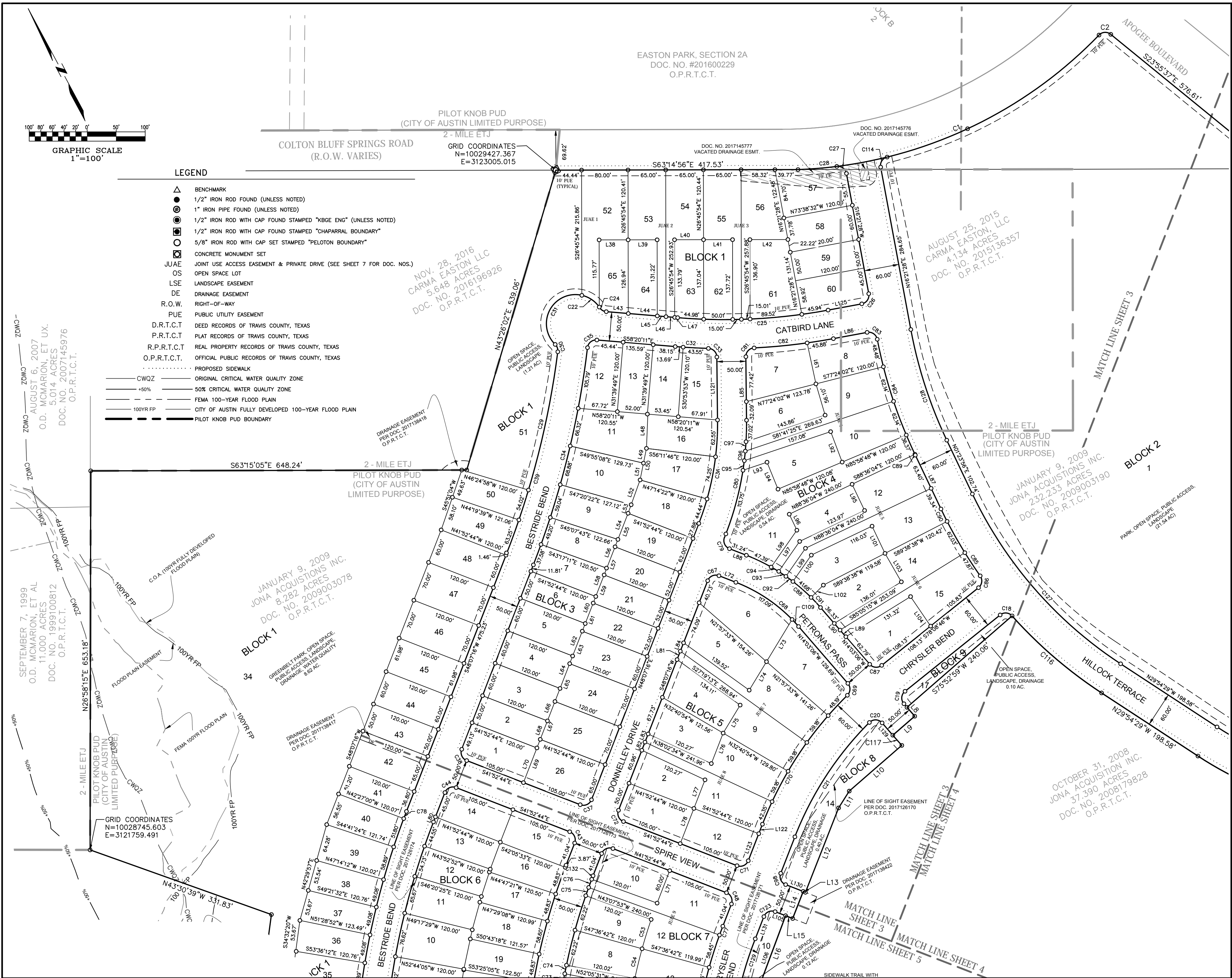
BRP15007-03

M. MARKHAM

R. HYSMITH

FEBRUARY 2017

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LAND SOLUTIONS
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FINAL PLAT OF
EASTON PARK, SECTION 2B, PHASE 1
TRAVIS COUNTY, TEXAS

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JOB #:

BRP15007-03

TECHNICIAN:

M. MARKHAM

SURVEYOR:

R. HYSMITH

DATE:

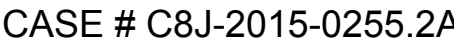
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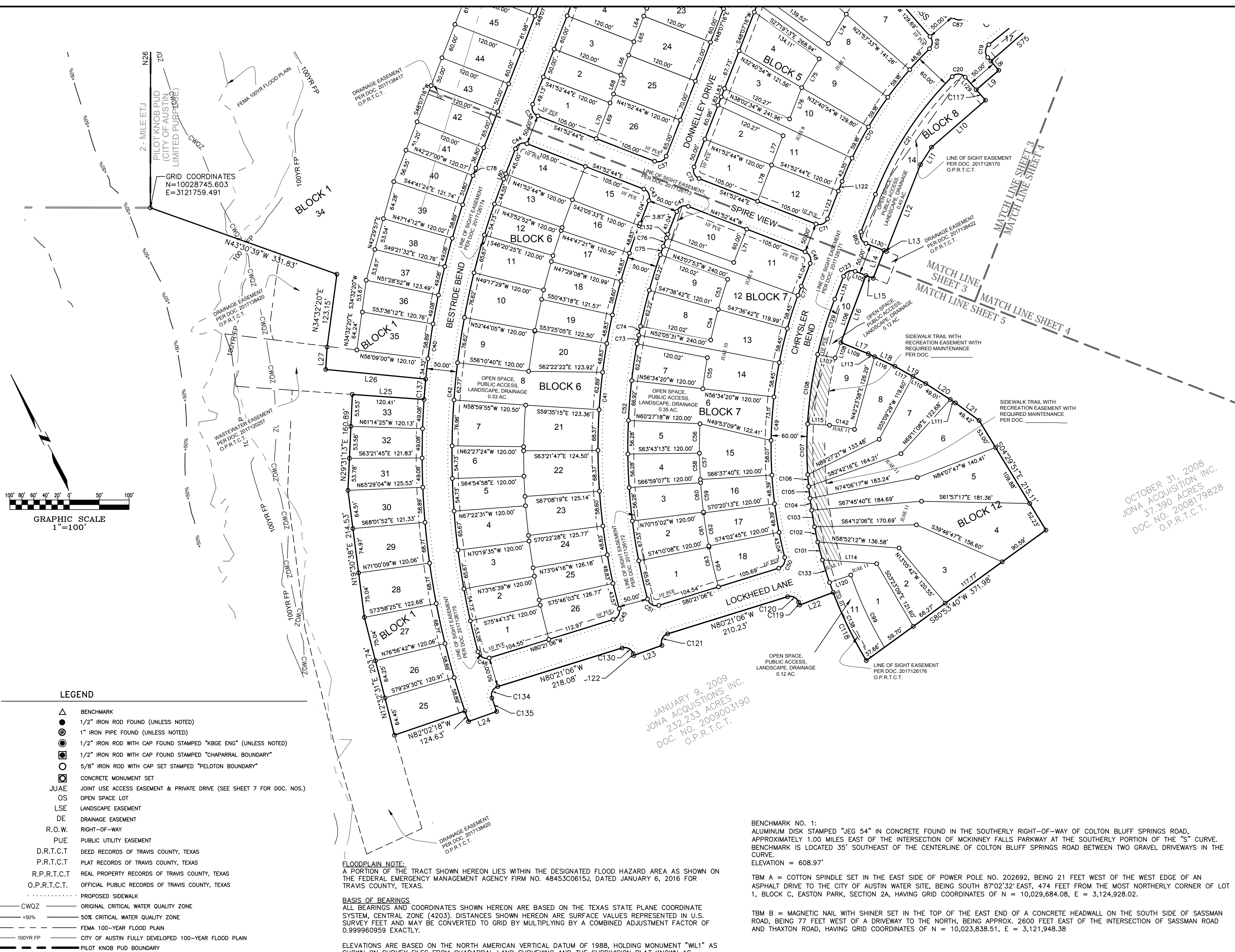
REVISIONS:

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CASE # C8J-2015-0255.2A





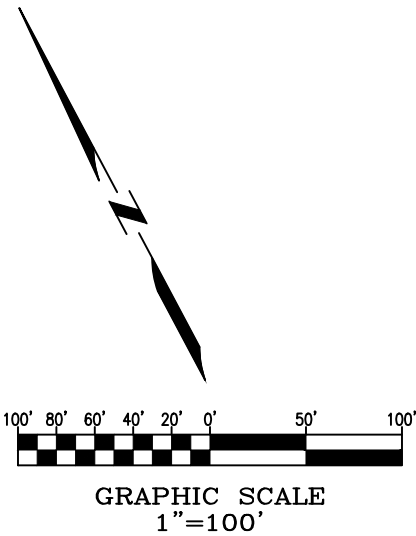
FINAL PLAT OF EASTON PARK, SECTION 2B, PHASE 1 TRAVIS COUNTY, TEXAS

JOB #:	TECHNICIAN:	SURVEYOR:	DATE:	REVISIONS:
BRP15007-03	M. MARKHAM	R. HYSMITH	FEBRUARY 2017	

SHEET
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PELTON
LAND SOLUTIONS

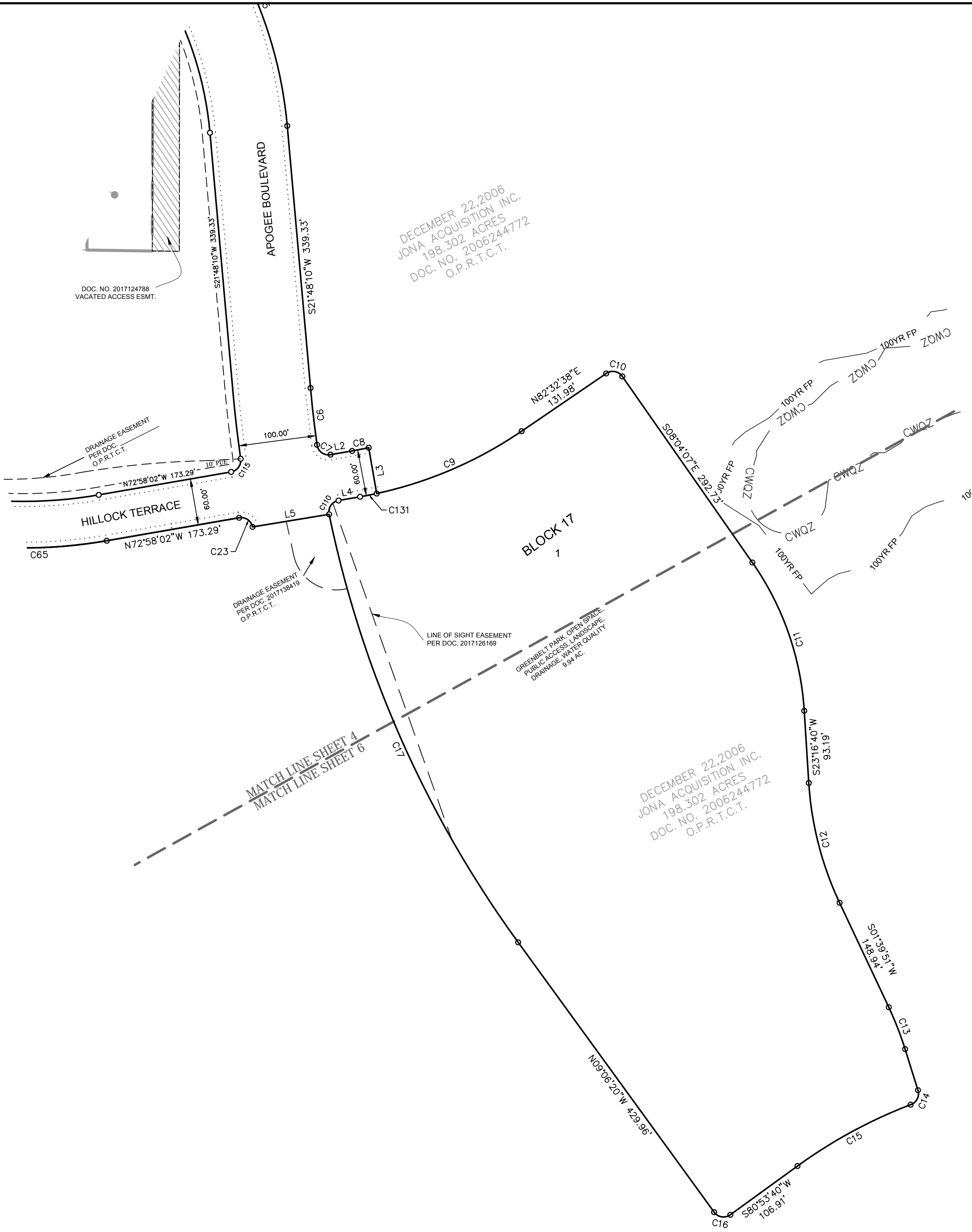
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LEGEND

- △ BENCHMARK
- 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"
- ⊙ 5/8" IRON ROD WITH CAP SET STAMPED "PELTON BOUNDARY"
- ⊠ CONCRETE MONUMENT SET
- JUAE JOINT USE ACCESS EASEMENT & PRIVATE DRIVE (SEE SHEET 7 FOR DOC. NOS.)
- OS OPEN SPACE LOT
- LSE LANDSCAPE EASEMENT
- DE DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- PUE 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
- ORIGINAL CRITICAL WATER QUALITY ZONE
- +50% 50% CRITICAL WATER QUALITY ZONE
- FEMA 100-YEAR FLOOD PLAIN
- CITY OF AUSTIN FULLY DEVELOPED 100-YEAR FLOOD PLAIN
- PILOT KNOB PUD BOUNDARY

OWNER/SUBDIVIDER:	CARMA EASTON LLC 11501 ALTERRA PARKWAY, SUITE 100 AUSTIN, TEXAS 78758 PHONE: 512-391-1330 FAX: 512-391-1333
ACREAGE:	83.2563 ACRES
SURVEY:	SANTIAGO DEL VALLE GRANT
SURVEYOR:	PELTON LAND SOLUTIONS, INC. 4214 MEDICAL PARKWAY SUITE 300 AUSTIN, TEXAS 78756 PHONE: 512-831-7700
ENGINEER:	PELTON LAND SOLUTIONS, INC. 4214 MEDICAL PARKWAY SUITE 300 AUSTIN, TEXAS 78756 PHONE: 512-831-7700
LINEAR FOOTAGE OF STREETS:	10,182.1'
NUMBER OF LOTS:	141 SINGLE FAMILY
	1 PARK, OPEN SPACE, PUBLIC ACCESS, LANDSCAPE
	8 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE, DRAINAGE
	2 GREENBELT, OPEN SPACE, PUBLIC ACCESS, LANDSCAPE, DRAINAGE, WATER QUALITY
	152 TOTAL



FINAL PLAT OF
EASTON PARK, SECTION 2B, PHASE 1
TRAVIS COUNTY, TEXAS

PELTON
LAND SOLUTIONS

4214 Medical Parkway, Suite 300 | Austin, TX 78756 | 512-831-7700
TBPLS Firm Registration No. 10194108 - Austin Office
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JOB #:	BRP15007-03
TECHNICIAN:	M. MARKHAM
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2017
REVISIONS:	

SHEET
6 OF 7

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Curve Table					
Curve #	Length	Radius	Delta	BEARING	DISTANCE
C1	582.52'	761.00'	43°51'28"	S87°11'35"E	568.40'
C2	22.30'	15.00'	85°11'42"	S66°31'28"E	20.31'
C3	92.88'	750.00'	7°05'42"	S20°22'45"E	92.82'
C4	41.10'	850.00'	2°46'12"	S15°26'48"E	41.09'
C5	344.27'	550.00'	35°51'52"	S03°52'14"W	338.68'
C6	73.73'	1432.00'	2°57'01"	S20°19'40"W	73.73'
C7	24.04'	15.00'	91°49'12"	S27°03'26"E	21.55'
C8	21.83'	470.00'	2°39'40"	S74°17'52"E	21.83'
C9	204.70'	530.00'	22°07'46"	S86°23'29"E	203.43'
C10	23.40'	15.00'	89°23'03"	S52°45'39"E	21.10'
C11	205.16'	375.00'	31°20'47"	S07°36'16"W	202.61'
C12	160.32'	425.00'	21°36'49"	S12°28'15"W	159.37'
C13	58.03'	425.00'	7°49'25"	S05°34'33"W	57.99'
C14	23.22'	15.00'	88°42'38"	S53°48'00"W	20.97'
C15	166.39'	635.00'	15°00'47"	S88°24'04"W	165.91'
C16	23.56'	15.00'	90°00'00"	N54°06'20"W	21.21'
C17	607.79'	1432.00'	24°19'06"	N03°03'14"E	603.24'
C18	22.76'	15.00'	86°56'08"	N58°23'10"W	20.64'
C19	24.14'	15.00'	92°11'52"	S32°02'50"W	21.62'
C20	24.64'	15.00'	94°06'52"	N61°06'32"W	21.96'
C21	236.94'	572.50'	23°42'46"	S59°58'39"W	235.25'
C22	37.07'	50.00'	42°28'26"	S29°09'03"E	36.22'
C23	23.13'	15.00'	88°19'59"	N28°48'02"W	20.90'
C24	15.05'	15.00'	57°29'57"	S29°58'03"E	14.43'
C25	260.46'	975.00'	15°18'21"	N65°59'22"W	259.69'
C26	23.56'	15.00'	90°00'00"	N61°21'28"E	21.21'
C27	22.69'	15.00'	86°40'32"	S26°58'48"E	20.59'
C28	67.12'	761.00'	5°03'13"	S67°47'28"E	67.10'
C29	243.83'	1480.00'	9°26'22"	S38°51'42"W	243.55'
C30	13.88'	15.00'	53°00'55"	S07°38'03"W	13.39'
C31	129.58'	50.00'	148°29'08"	S55°22'10"W	96.24'
C32	57.25'	1025.00'	31°02'00"	N59°56'11"W	57.24'
C33	22.98'	15.00'	87°47'45"	S17°38'19"E	20.80'
C34	386.81'	1530.00'	14°29'07"	S40°52'42"W	385.78'
C35	23.05'	15.00'	88°01'40"	N77°38'59"E	20.85'
C36	181.24'	475.00'	21°51'42"	N37°11'25"E	180.14'
C37	23.56'	15.00'	90°00'00"	S86°52'44"E	21.21'
C38	23.56'	15.00'	90°00'00"	S03°07'16"W	21.21'
C39	361.09'	1480.00'	13°58'45"	S41°07'53"W	360.20'
C40	947.30'	1325.00'	40°57'48"	S27°38'22"W	927.26'
C41	657.22'	1037.50'	36°17'41"	S29°58'25"W	646.28'
C42	806.72'	1275.00'	36°15'08"	N29°59'42"E	793.33'
C43	23.56'	15.00'	90°00'00"	S03°07'16"W	21.21'
C44	23.56'	15.00'	90°00'00"	S86°52'44"E	21.21'
C45	22.99'	15.00'	87°49'19"	S55°44'14"W	20.81'

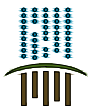
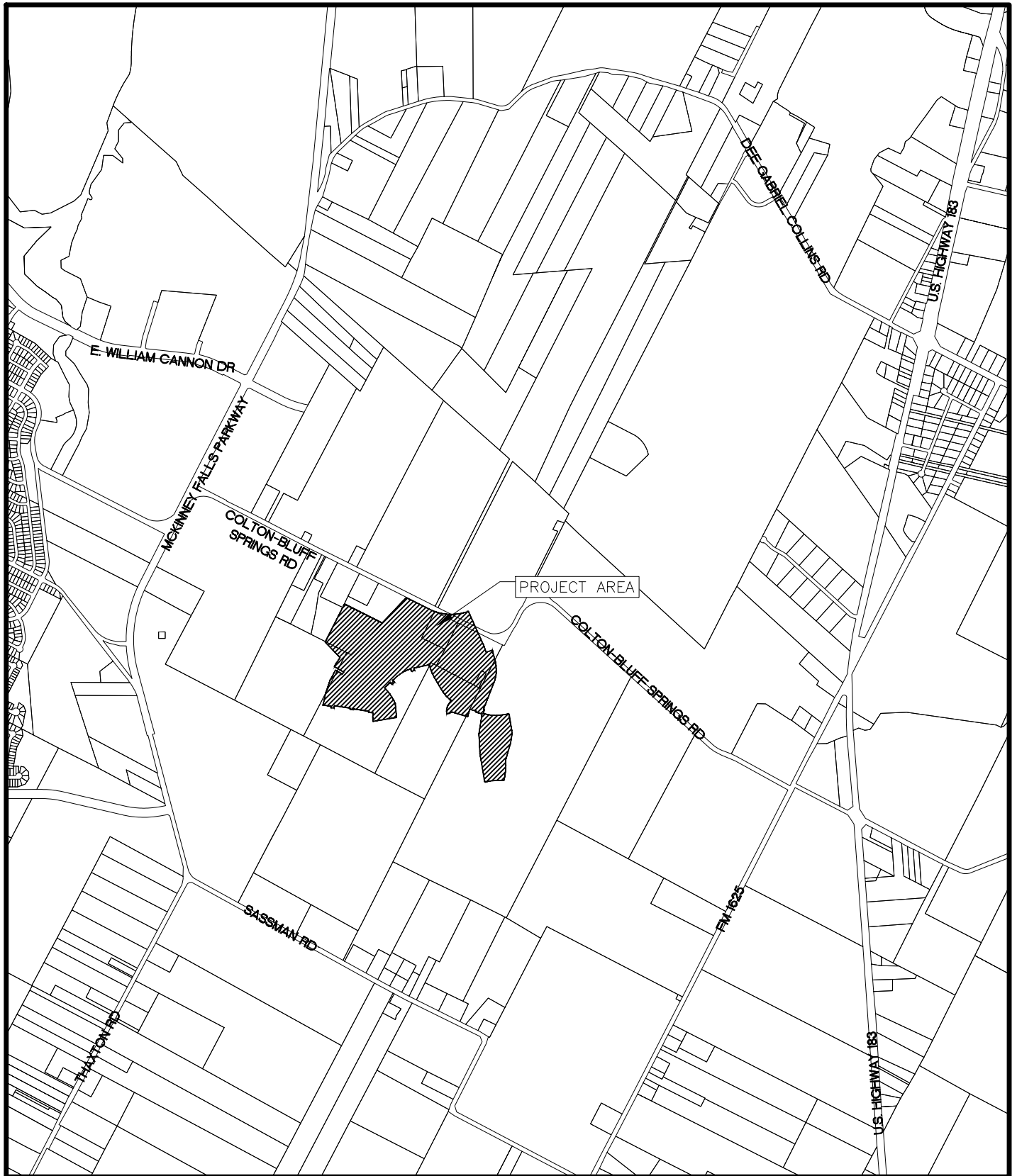
Curve Table					
Curve #	Length	Radius	Delta	BEARING	DISTANCE
C46	24.14'	15.00'	92°13'15"	N34°14'29"W	21.62'
C47	23.56'	15.00'	90°00'00"	N86°52'44"W	21.21'
C48	23.56'	15.00'	90°00'00"	N03°07'16"E	21.21'
C49	462.70'	747.50'	35°27'57"	N30°23'17"E	455.35'
C50	22.77'	15.00'	86°59'35"	N56°09'06"E	20.65'
C51	24.18'	15.00'	92°21'26"	S34°10'23"E	21.65'
C52	622.46'	987.50'	36°06'56"	S30°03'48"W	612.20'
C53	52.83'	857.22'	3°31'53"	N44°07'07"E	52.83'
C54	52.83'	850.32'	3°33'36"	N40°39'29"E	52.83'
C55	52.83'	867.50'	3°29'22"	S35°10'21"W	52.82'
C56	49.44'	867.50'	3°15'55"	N27°54'44"E	49.43'
C57	93.46'	867.50'	6°10'21"	S26°27'31"W	93.41'
C58	49.44'	867.50'	3°15'55"	N24°38'50"E	49.43'
C59	56.16'	867.50'	3°42'33"	S21°31'04"W	56.15'
C60	49.44'	867.50'	3°15'55"	S21°22'55"W	49.43'
C61	59.33'	867.50'	3°55'06"	N17°47'25"E	59.32'
C62	56.16'	867.50'	3°42'33"	S17°48'31"W	56.15'
C63	68.61'	867.50'	4°31'53"	N13°33'55"E	68.59'
C64	70.47'	867.50'	4°39'16"	S13°37'37"W	70.45'
C65	169.09'	630.00'	15°22'40"	N65°16'42"W	168.58'
C66	24.29'	15.00'	92°45'11"	S75°10'36"W	21.72'
C67	23.56'	15.00'	90°00'00"	N86°52'44"W	21.21'
C68	133.56'	275.00'	27°49'38"	N27°57'55"W	132.25'
C69	22.63'	15.00'	86°27'30"	N29°10'39"E	20.55'
C70	268.09'	632.50'	24°17'08"	N60°15'50"E	266.09'
C71	23.56'	15.00'	90°00'00"	S86°52'44"E	21.21'
C72	23.56'	15.00'	90°00'00"	S03°07'16"W	21.21'
C73	15.00'	987.50'	0°52'13"	N37°28'22"E	15.00'
C74	15.00'	987.50'	0°52'13"	N38°20'36"E	15.00'
C75	15.00'	987.50'	0°52'13"	S46°26'01"W	15.00'
C76	15.00'	987.50'	0°52'13"	N47°18'14"E	15.00'
C77	16.34'	747.50'	1°15'09"	S47°29'41"W	16.34'
C78	13.20'	1325.00'	0°34'16"	S47°50'08"W	13.20'
C79	23.56'	15.00'	90°00'00"	N03°07'16"E	21.21'
C80	200.32'	525.00'	21°51'42"	N37°11'25"E	199.11'
C81	22.98'	15.00'	87°47'45"	N70°09'26"E	20.80'
C82	137.70'	1025.00'	7°41'51"	S69°47'37"E	137.60'
C83	23.45'	15.00'	89°35'19"	S28°50'53"E	21.14'
C84	210.74'	830.00'	14°32'51"	S08°40'22"W	210.17'
C85	133.79'	780.00'	9°49'39"	S03°30'53"E	133.63'
C86	22.67'	15.00'	86°34'29"	S34°51'31"W	20.57'
C87	22.99'	15.00'	87°48'08"	N57°57'10"W	20.80'
C88	157.84'	325.00'	27°49'38"	N27°57'55"W	156.30'
C89	1.60'	830.00'	0°06'38"	S01°27'15"W	1.60'
C90	23.89'	780.00'	1°45'19"	S00°31'17"W	23.89'

Curve Table					
Curve #	Length	Radius	Delta	BEARING	DISTANCE
C91	23.72'	325.00'	4°10'57"	N16°08'35"W	23.72'
C92	15.01'	325.00'	2°38'43"	N26°54'19"W	15.00'
C93	15.01'	325.00'	2°38'43"	N29°33'02"W	15.00'
C94	15.04'	325.00'	2°39'04"	N32°11'55"W	15.04'
C95	16.76'	525.00'	1°49'44"	N34°47'33"E	16.76'
C96	16.51'	525.00'	1°48'05"	N32°58'38"E	16.51'
C97	16.28'	525.00'	1°46'37"	N31°11'17"E	16.28'
C98	23.56'	15.00'	90°00'00"	S03°07'16"W	21.21'
C99	133.78'	657.50'	11°39'28"	S01°53'38"W	133.55'
C100	10.16'	275.00'	2°07'00"	S27°44'13"W	10.16'
C101	31.09'	687.50'	2°35'28"	S12°19'00"W	31.09'
C102	26.11'	671.00'	2°13'46"	N14°42'48"E	26.11'
C103	28.17'	673.57'	2°23'45"	S16°56'59"W	28.16'
C104	20.00'	687.50'	1°40'01"	S18°58'08"W	20.00'
C105	20.00'	687.50'	1°40'01"	N20°38'09"E	20.00'
C106	20.00'	687.50'	1°40'01"	S22°18'09"W	20.00'
C107	84.94'	687.50'	7°04'45"	N26°40'32"E	84.89'
C108	117.93'	687.50'	9°49'43"	S35°07'46"W	117.79'
C109	16.48'	275.00'	3°25'58"	N15°46'05"W	16.47'
C110	24.04'	15.00'	91°49'12"	N61°07'22"E	21.55'
C111	12.01'	325.00'	2°07'00"	N27°44'13"E	12.01'
C112	20.35'	15.00'	77°43'14"	N10°02'37"W	18.82'
C113	226.18'	630.00'	20°34'13"	N40°11'35"W	224.97'
C114	22.69'	15.00'	86°40'32"	N59°41'44"E	20.59'
C115	23.13'	15.00'	88°19'59"	S62°51'58"W	20.90'
C116	204.06'	780.00'	14°59'23"	N22°24'48"W	203.48'
C117	23.36'	1025.00'	1°18'20"	S14°42'16"E	23.35'
C118	127.12'	687.50'	10°35'39"	N00°56'59"E	126.94'
C119	5.14'	747.50'	0°23'40"	N06°26'38"E	5.14'
C120	22.77'	15.00'	86°59'35"	S46°26'01"W	20.65'
C121	24.18'	15.00'	92°21'26"	S53°28'11"W	21.65'
C122	3.25'	1037.50'	0°10'45"	N07°22'50"E	3.25'
C123	23.56'	15.00'	90°00'00"	N86°52'44"W	21.21'
C124	129.14'	750.00'	9°51'55"	S18°59'39"E	128.98'
C125	281.68'	450.00'	35°51'52"	S03°52'14"W	277.10'
C126	428.37'	570.00'	4°30'33"	N51°26'15"W	418.36'
C127	393.42'	720.00'	31°18'25"	N14°15'16"W	388.54'
C128	201.03'	770.00'	14°57'31"	N08°52'42"E	200.46'
C129	96.92'	687.50'	8°04'38"	S44°04'57"W	96.84'
C130	22.99'	15.00'	87°49'19"	N36°26'27"W	20.81'
C131	24.61'	530.00'	2°39'40"	S74°17'52"E	24.61'
C132	6.58'	987.50'	0°22'55"	S47°55'48"W	6.58'
C133	39.58'	687.50'	3°17'55"	S09°22'19"W	39.57'
C134	23.93'	15.00'	91°25'04"	S53°56'22"W	21.47'
C135	24.06'	1275.00'	1°04'52"	S07°41'23"W	24.06'

Curve Table					
Curve #	Length	Radius	Delta	BEARING	DISTANCE
C136	18.59'	1325.00'	0°48'15"	N07°33'35"E	18.59'
C137	34.32'	1325.00'	1°29'02"	N31°37'26"E	34.31'
C138	144.83'	687.50'	12°04'12"	S01°41'16"W	144.56'
C142	42.53'	200.00'	12°11'03"	S53°41'34"E	42.45'

Line Table		
Line #	Length	Direction
L1	100.00	N73°10'06"E
L2	28.18	S72°58'02"E
L3	60.06	S17°01'58"W
L4	28.18	S72°58'02"E
L5	100.08	N72°26'41"W
L6	19.77	S28°47'43"W
L7	29.85	N28°47'43"E
L8	20.30	S14°03'06"E
L9	50.00	S75°56'54"W
L10	120.02	S75°52'02"W
L11	34.36	S59°13'11"W
L12	156.25	S48°21'06"W
L13	4.13	N41°45'49"W
L14	50.00	S48°07'16"W
L15	13.09	N41°52'44"W
L16	120.01	S47°21'07"W
L17	49.42	S40°54'10"E
L18	49.42	S37°40'46"E
L19	59.31	S34°02'09"E
L20	59.31	S30°03'39"E
L21	49.42	S26°25'01"E
L22	60.00	N83°45'11"W
L23	50.00	N82°42'33"W
L24	50.00	N82°37'34"W
L25	120.41	S59°07'05"E
L26	168.43	N57°38'03"W
L27	37.58	N30°29'51"E
L29	50.00	N63°19'18"W
L38	50.00	N63°14'06"W
L39	50.00	N63°14'06"W
L40	50.00	S63°14'06"E
L41	50.00	N63°14'06"W

Line Table		
Line #	Length	Direction
L42	65.45	N63°14'06"W
L43	38.07	S58°20'11"E
L44	50.18	S58°20'11"E
L45	15.05	N58°20'11"W
L46	15.05	S58°20'11"E
L47	5.13	N58°20'11"W
L48	59.04	N29°14'36"E
L49	25.98	N38°16'56"E
L50	55.44	S38°16'56"W
L51	29.46	S38°16'56"W
L52	45.43	S46°39'51"W
L53	15.63	S46°39'51"W
L54	48.38	S48°07'16"W
L55	62.00	N48°07'16"E
L56	53.15	S48°07'16"W
L57	52.00	S48°07'16"W
L58	52.34	S48°07'16"W
L59	52.00	S48°07'16"W
L60	50.00	S48°07'16"W
L61	52.00	S48°07'16"W
L62	60.00	S48°07'16"W
L63	60.00	S48°07'16"W
L64	60.00	S48°07'16"W
L65	70.00	S48°07'16"W
L66	60.00	N48°07'16"E
L67	70.00	S48°07'16"W
L68	50.00	N48°07'16"E
L69	80.00	S48°07'16"W
L70	64.13	N48°07'16"E
L71	60.00	N48°07'16"E
L72	31.24	N41°52'44"W
L73	85.03	S58°08'03"W



PELTON
LAND SOLUTIONS

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

LOCATION MAP

EASTON PARK SECTION 2B PHASE 1
AUSTIN, TRAVIS COUNTY, TEXAS

EXH 1