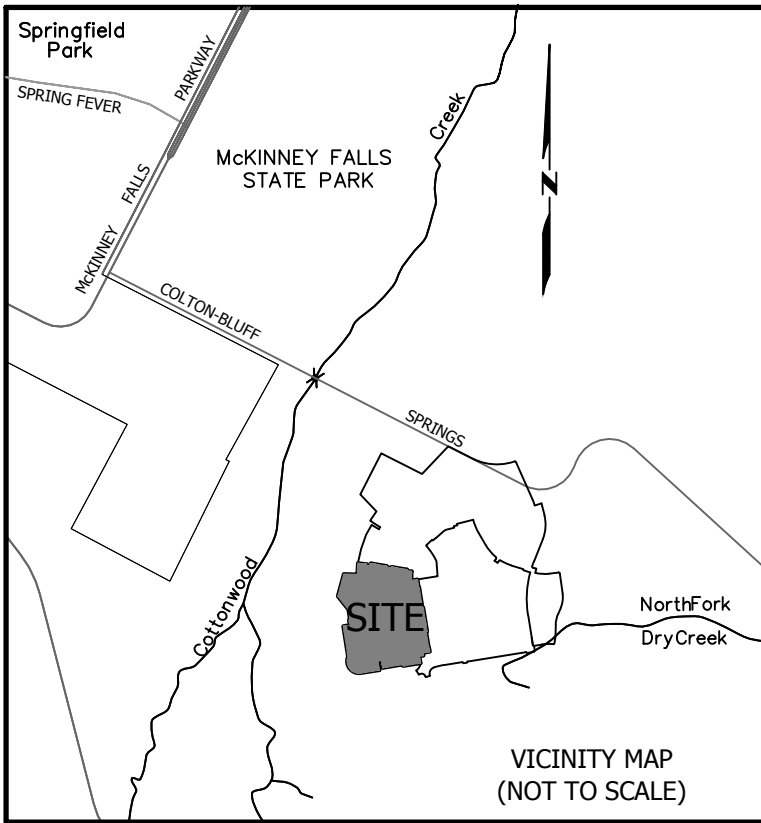


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0225.4A**P.C. DATE:** November 28, 2017**SUBDIVISION NAME:** Easton Park Section 2B, Phase 3 Final Plat**AREA:** 35.64 acres**LOT(S):** 142 total lots**OWNER/APPLICANT:** Carma Easton, LLC (L. Gosda) **AGENT:** Peloton Land Solutions
(Paulo Misi)**ADDRESS OF SUBDIVISION:** 7901 Colton Bluff Springs Road**GRIDS:** K12**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** 135 residential lots, 6 open space/public access/landscape lot,
and 1 greenbelt park/open space/public access/drainage easement/water quality lot**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 2B,
Phase 3 Final Plat. The final plat is composed of 142 lots on 35.64 acres. The plat has 135
residential lots, 6 open space/public access/landscape lot, and 1 greenbelt park/open space/public
access/drainage easement/water quality lot. 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@traviscountytx.gov**PHONE:** (512) 854-7637

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.

EASTON PARK SECTION 2B, PHASE 3
FINAL PLAT
TRAVIS COUNTY, TEXAS

**PELOTON**
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 #:	BRP15007-06
TECHNICIAN:	M. MARKHAM
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2017
REVISIONS:	

SHEET
1 of 5

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

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF A 35.6434 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.), AND 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., DO HEREBY SUBDIVIDE 35.6434 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 3"

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

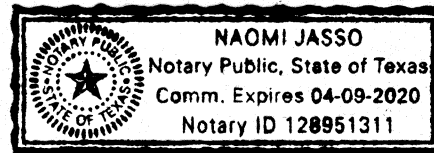
THE STATE OF Texas :
COUNTY OF Travis :

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 20 DAY OF October, 2017.

NOTARY PUBLIC IN AND FOR THE Travis COUNTY, Texas

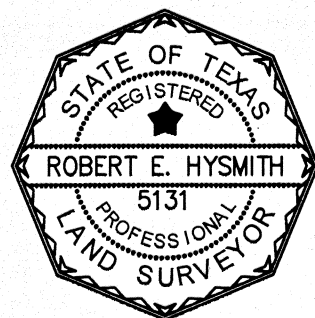
Naomi Jasso Notary Public
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES



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 31st DAY OF OCTOBER, 2017, A.D.



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

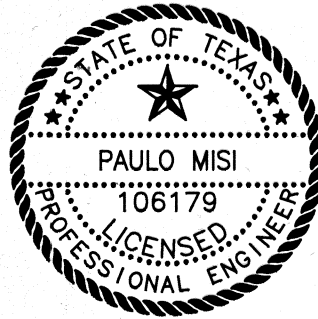
THE STATE OF TEXAS :
COUNTY OF TRAVIS :

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

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

CERTIFIED TO THIS THE 23rd DAY OF OCTOBER, 2017, A.D.



PAULO MISI
REGISTERED PROFESSIONAL ENGINEER
NO. 106179 - STATE OF TEXAS
PELTON 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

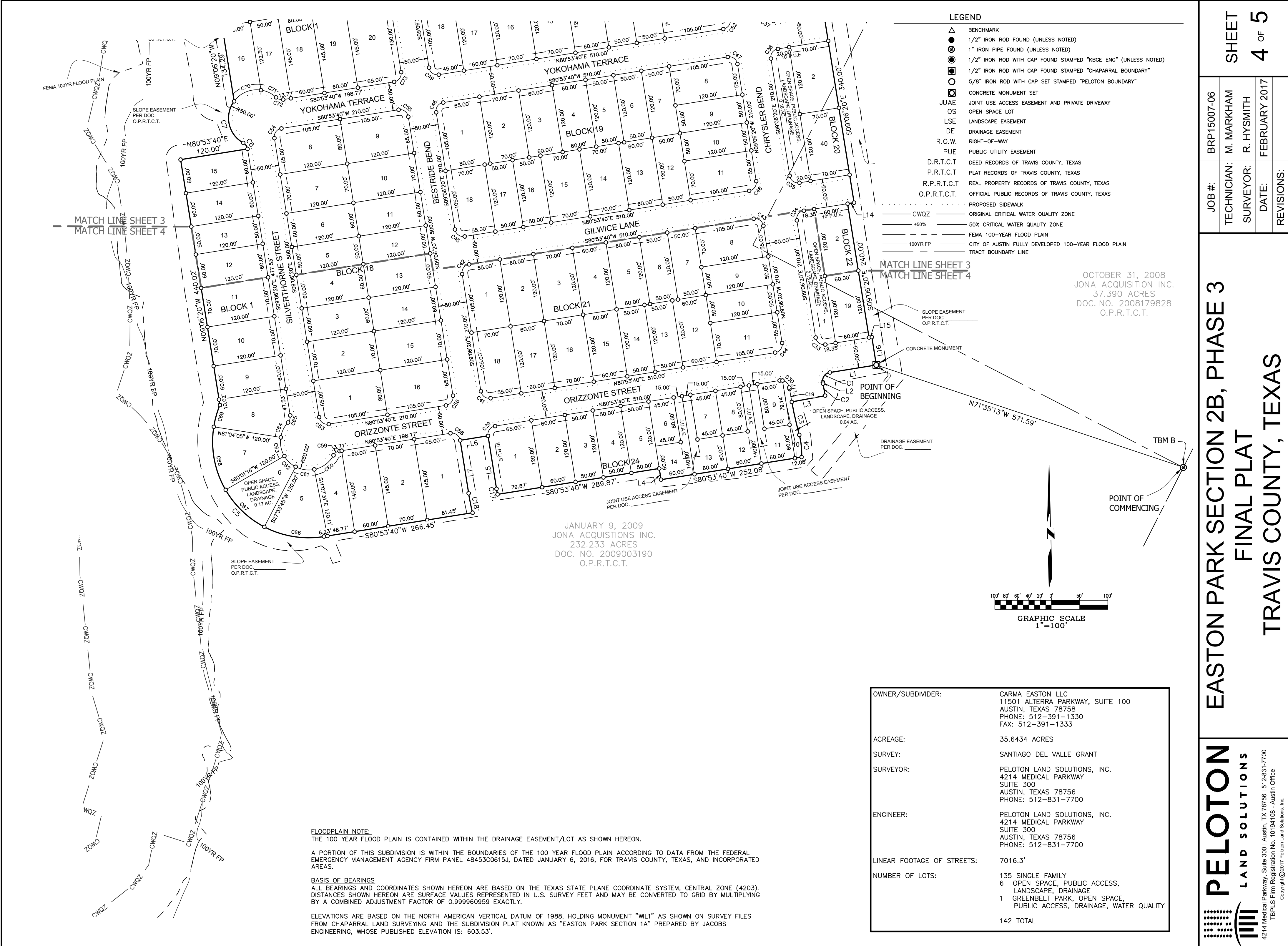
1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE CITY OF AUSTIN STANDARDS.
3. WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
5. 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.
6. 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.
7. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
10. 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.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNEES.
12. 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.
13. 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: BESTRIDE BEND, CHRYSLER BEND, DONNELLEY DRIVE, GILWICE LANE, ORIZZONTE TERRACE, SILHOUETTE STREET, SILVERTHORNE STREET AND YOKOHAMA TERRACE. 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.
14. 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.
15. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.
16. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30-5 OF THE CITY LAND DEVELOPMENT CODE. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
17. 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. 2017147487 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
18. THE OWNER OR ITS ASSIGNEES 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 6, 21 - BLOCK 1, LOT 30 - BLOCK 12, LOT 1 - BLOCK 14, LOT 1 - BLOCK 20, LOT 1 - BLOCK 22 AND LOT 10 - BLOCK 24.
19. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).
20. 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 #5.
21. THIS PLAT MUST COMPLY WITH THE APPROVED PUD ORDINANCE NO. 20170302-014. CITY OF AUSTIN PERMITS ARE REQUIRED PRIOR TO ANY DEVELOPMENT.
22. 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.
23. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2017147490, O.P.R.T.C.T.
24. JOINT ACCESS WILL BE PROVIDED TO ORIZZONTE STREET FROM LOTS 6,7,13&14 AND FROM LOTS 8,9,11&12 OF BLOCK 24. MAINTENANCE OF THE JOINT-USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE COMMON DRIVEWAY SITUATED WITHIN A 30' JOINT-USE ACCESS EASEMENT AS SHOWN ON THE FACE OF THE PLAT.
25. TWO OFF STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.
26. THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY ARE RECORDED UNDER DOCUMENT NO. 2016027307 O.P.R.T.C.T.
27. 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.
28. A TRAIL EASEMENT IS REQUIRED THROUGH GREENBELT PARK LOT 21, BLOCK 1 AND WILL BE DEDICATED AT THE TIME OF SITE PLAN.
29. PARKLAND DEDICATION REQUIREMENTS ARE GOVERNED BY PUD ORDINANCE #20151217-080 AND THE PILOT KNOB MUD CONSENT AGREEMENT ARTICLE VIII.

EASTON PARK SECTION 2B, PHASE 3
FINAL PLAT
TRAVIS COUNTY, TEXAS

SHEET
2 OF 5
JOB #: BRP15007-06
TECHNICIAN: M. MARKHAM
SURVEYOR: R. HYSMITH
DATE: FEBRUARY 2017
REVISIONS:

PELTON
LAND SOLUTIONS
4214 Medical Parkway, Suite 300 | Austin, TX 78756 | (512)831-7700
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EASTON PARK SECTION 2B, PHASE 3
FINAL PLAT
TRAVIS COUNTY, TEXAS

SHEET
4 OF 5

JOB #:	BRP15007-06
TECHNICIAN:	M. MARKHAM
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2017
REVISIONS:	

PELOTON
LAND SOLUTIONS

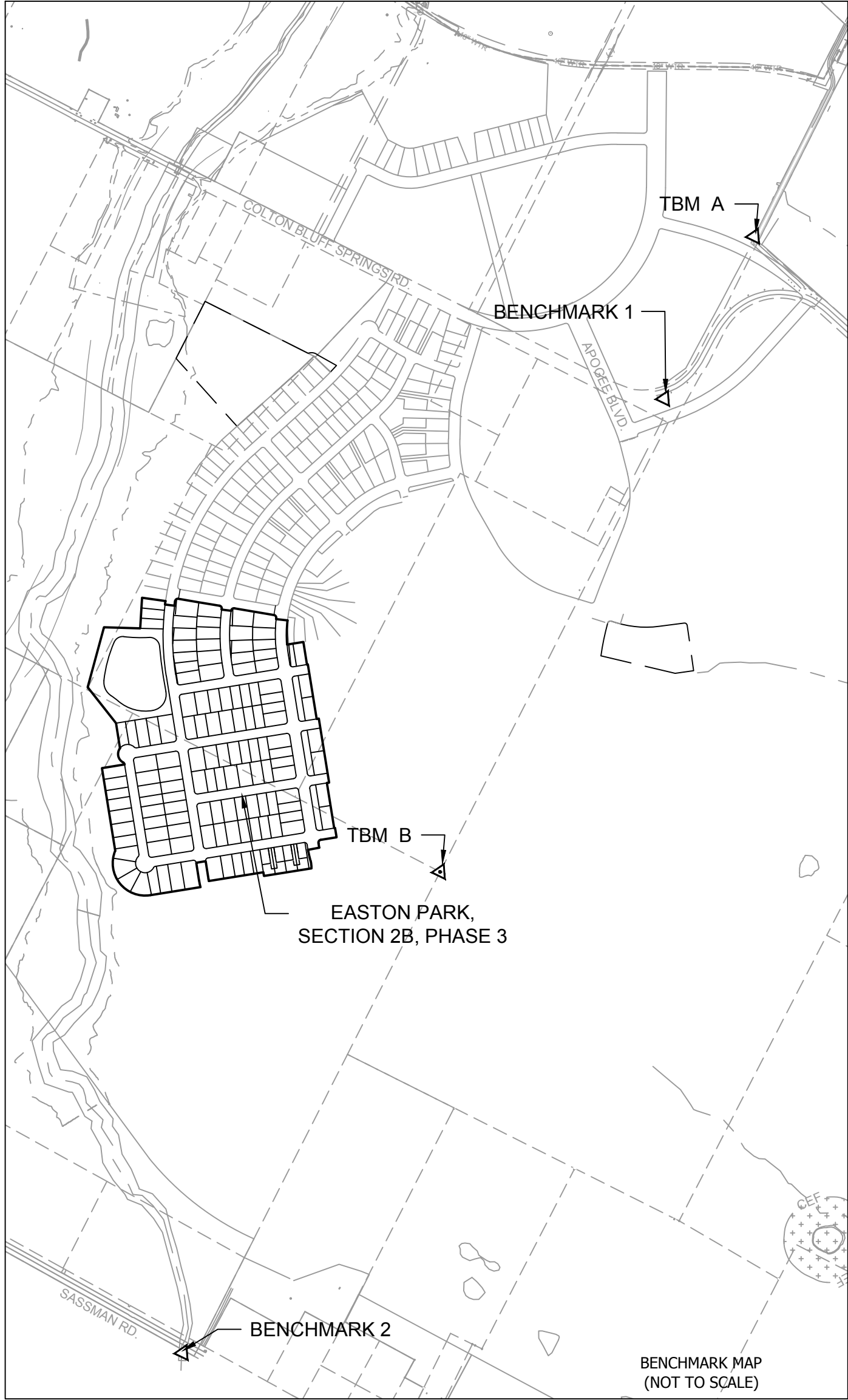
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BENCHMARK NO. 1:
ALUMINUM DISK STAMPED "JEG 54" IN CONCRETE FOUND IN THE SOUTHERLY RIGHT-OF-WAY OF COLTON BLUFF SPRINGS ROAD, APPROXIMATELY 1.00 MILES EAST OF THE INTERSECTION OF MCKINNEY FALLS PARKWAY AT THE SOUTHERLY PORTION OF THE "S" CURVE. BENCHMARK IS LOCATED 35' SOUTHEAST OF THE CENTERLINE OF COLTON BLUFF SPRINGS ROAD BETWEEN TWO GRAVEL DRIVEWAYS IN THE CURVE. ELEVATION = 608.97'

BENCHMARK NO. 2:
MAGNETIC NAIL WITH SHINER SET IN THE TOP OF THE EAST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF SASSMAN ROAD, BEING 77 FEET WEST OF A DRIVEWAY TO THE NORTH, BEING APPROX. 2600 FEET EAST OF THE INTERSECTION OF SASSMAN ROAD AND THAXTON ROAD, HAVING GRID COORDINATES OF N = 10,023,838.51, E = 3,121,948.38; ELEVATION = 613.90'

TBM A:
COTTON SPINDLE SET IN THE EAST SIDE OF POWER POLE NO. 202692, BEING 21 FEET WEST OF THE WEST EDGE OF AN ASPHALT DRIVE TO THE CITY OF AUSTIN WATER SITE, BEING SOUTH 87°02'32" EAST, 474 FEET FROM THE MOST NORTHERLY CORNER OF LOT 1, BLOCK C, EASTON PARK, SECTION 2A, HAVING GRID COORDINATES OF N = 10,029,684.08, E = 3,124,928.02; ELEVATION = 592.97'

TBM B:
1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER 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., HAVING GRID COORDINATES OF N = 10,026,334.37, E = 3,123,288.11; ELEVATION = 613.92'



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C2	21.61'	772.50'	1°36'09"	S09°54'24"E	21.60'
C3	59.88'	832.50'	4°07'16"	S12°46'06"E	59.87'
C4	39.63'	130.00'	17°27'54"	S06°05'47"E	39.47'
C5	360.40'	170.00'	121°28'02"	N38°22'19"W	296.60'
C6	13.62'	15.00'	52°01'12"	N35°06'56"W	13.16'
C7	85.17'	50.00'	97°35'35"	N12°19'44"W	75.24'
C8	18.59'	1325.00'	0°48'15"	S07°33'35"W	18.59'
C9	24.06'	1275.00'	1°04'52"	N07°41'26"E	24.06'
C10	23.93'	15.00'	91°25'04"	N53°56'22"E	21.47'
C11	22.99'	15.00'	87°49'19"	S36°26'27"E	20.81'
C12	3.25'	1037.51'	0°10'45"	S07°22'50"W	3.25'
C13	24.18'	15.00'	92°21'26"	N53°28'11"E	21.65'
C14	22.77'	15.00'	86°59'35"	S36°51'19"E	20.65'
C15	5.14'	747.50'	0°23'40"	S06°26'38"W	5.14'
C16	127.12'	687.50'	10°35'39"	S00°56'59"W	126.94'
C17	10.05'	375.00'	1°32'09"	N09°52'24"W	10.05'
C18	35.09'	425.00'	4°43'51"	S11°28'15"E	35.08'
C19	23.28'	832.50'	1°36'09"	S09°54'24"E	23.28'
C29	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C30	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C33	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C34	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C35	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C36	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C37	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C38	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C39	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C40	57.09'	687.50'	4°45'29"	S06°43'35"E	57.08'
C41	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C42	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C43	23.56'	15.00'	90°00'00"	N54°06'20"W	21.21'
C44	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'
C45	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C46	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C47	23.56'	15.00'	90°00'00"	N54°06'20"W	21.21'
C48	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'
C49	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C50	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C51	23.56'	15.00'	90°00'00"	N54°06'20"W	21.21'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C52	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'
C53	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C54	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C55	23.56'	15.00'	90°00'00"	N54°06'20"W	21.21'
C56	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'
C58	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C59	13.62'	15.00'	52°01'12"	N54°53'04"E	13.16'
C60	43.40'	50.00'	49°43'56"	N53°44'26"E	42.05'
C61	34.00'	50.00'	38°57'21"	S81°54'55"E	33.34'
C62	27.93'	50.00'	32°00'09"	S46°26'11"E	27.57'
C63	34.21'	50.00'	39°11'57"	S10°50'08"E	33.54'
C64	29.80'	50.00'	34°09'03"	S25°50'21"W	29.36'
C65	13.62'	15.00'	52°01'12"	S16°54'17"W	13.16'
C66	108.80'	170.00'	36°40'05"	S80°46'18"E	106.95'
C67	95.91'	170.00'	32°19'28"	S46°16'31"E	94.64'
C68	115.70'	170.00'	38°59'44"	S10°36'55"E	113.48'
C69	39.99'	170.00'	13°28'45"	S15°37'19"W	39.90'
C70	54.00'	50.00'	61°53'05"	S67°24'36"W	51.42'
C71	30.16'	50.00'	34°33'45"	N64°22'00"W	29.71'
C72	13.62'	15.00'	52°01'12"	N73°05'43"W	13.16'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C73	23.56'	15.00'	90°00'00"	S35°53'40"W	21.21'
C74	247.46'	1325.00'	10°42'02"	S03°45'19"E	247.10'
C75	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C76	4.41'	1275.00'	0°11'53"	S09°00'23"E	4.41'
C77	55.14'	1275.00'	2°28'41"	S07°40'07"E	55.14'
C78	54.73'	1275.00'	2°27'33"	S05°12'00"E	54.72'
C79	65.67'	1275.00'	2°57'04"	S02°29'41"E	65.67'
C80	58.18'	1275.00'	2°36'51"	S00°17'17"W	58.17'
C81	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'
C82	16.63'	1037.50'	0°55'06"	S08°38'47"E	16.63'
C83	68.37'	1037.50'	3°46'32"	S06°17'58"E	68.35'
C84	58.60'	1037.50'	3°14'09"	S02°47'37"E	58.59'
C85	58.60'	1037.50'	3°14'09"	S00°26'32"W	58.59'
C86	50.78'	1037.50'	2°48'16"	S03°27'45"W	50.78'
C87	47.18'	1037.50'	2°36'20"	S06°10'03"W	47.18'
C88	23.56'	15.00'	90°00'00"	S54°06'20"E	21.21'
C89	58.30'	987.50'	3°22'57"	S07°24'51"E	58.29'
C90	67.53'	987.50'	3°55'06"	S03°45'49"E	67.52'
C91	78.80'	987.50'	4°34'19"	S00°28'53"W	78.77'
C92	77.96'	987.50'	4°31'25"	S05°01'45"W	77.94'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C93	52.72'	747.50'	4°02'28"	S04°37'14"W	52.71'
C94	58.07'	747.50'	4°27'05"	S00°22'28"W	58.06'
C95	48.39'	747.50'	3°42'33"	S03°42'21"E	48.38'
C96	46.25'	747.50'	3°32'42"	S07°19'58"E	46.24'
C97	23.56'	15.00'	90°00'00"	N35°53'40"E	21.21'
C100	49.08'	1325.00'	2°07'20"	S02°39'22"W	49.07'
C101	49.08'	1325.00'	2°07'20"	S04°46'42"W	49.07'
C102	49.08'	1325.00'	2°07'20"	S06°54'02"W	49.07'
C103	74.48'	1275.00'	3°20'50"	S06°33'25"W	74.47'
C104	65.67'	1275.00'	2°57'04"	S03°24'28"W	65.67'

Line Table		
Line #	Length	Direction
L1	83.35	S80°53'40"W
L2	2.56	S09°06'20"E
L3	60.00	S79°17'32"W
L4	20.00	N09°06'20"W
L5	94.95	N09°06'20"W
L6	50.00	S80°53'40"W
L7	94.95	S09°06'20"E
L8	50.00	S82°37'34"E
L9	50.00	S82°42'33"E
L10	60.00	S83°45'11"E
L11	85.98	N80°53'40"E
L12	5.00	N80°53'40"E
L13	11.65	N80°53'40"E
L14	11.65	S80°53'40"W
L15	5.00	N80°53'40"E
L16	50.00	S09°06'20"E
L17	2.56	S09°06'20"E
L18	47.97	N09°06'20"W
L19	42.90	S09°06'20"E

STREET TABLE						
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
BESTRIDE BEND	1361.8'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
DONNELLEY DRIVE	377.7'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
CHRYSLER BEND	1215.2'	60'	36' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
GILWICE	730.0'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
ORIZZONTE STREET	1013.3'	50'	27' F-F	2 LANE, C & G	5	LOCAL
SILHOUETTE STREET	718.3'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
SILVERTHORNE STREET	580.0'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
YOKOHAMA TERRACE	1020.0'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
TOTAL LENGTH OF PROPOSED ROADWAY - 7016.3'						

JOINT USE ACCESS EASEMENTS				
NUMBER	STREET NAME	LOTS SERVED	BLOCK	DOCUMENT NUMBER
13	ORIZZONTE STREET	6,7,13,14	24	
12	ORIZZONTE STREET	8,9,11,12	24	

SHEET
5 OF 5

JOB #:	BRP15007-06
TECHNICIAN:	M. MARKHAM
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2017
REVISIONS:	

EASTON PARK SECTION 2B, PHASE 3
FINAL PLAT
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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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 3
AUSTIN, TRAVIS COUNTY, TEXAS

EXH 1