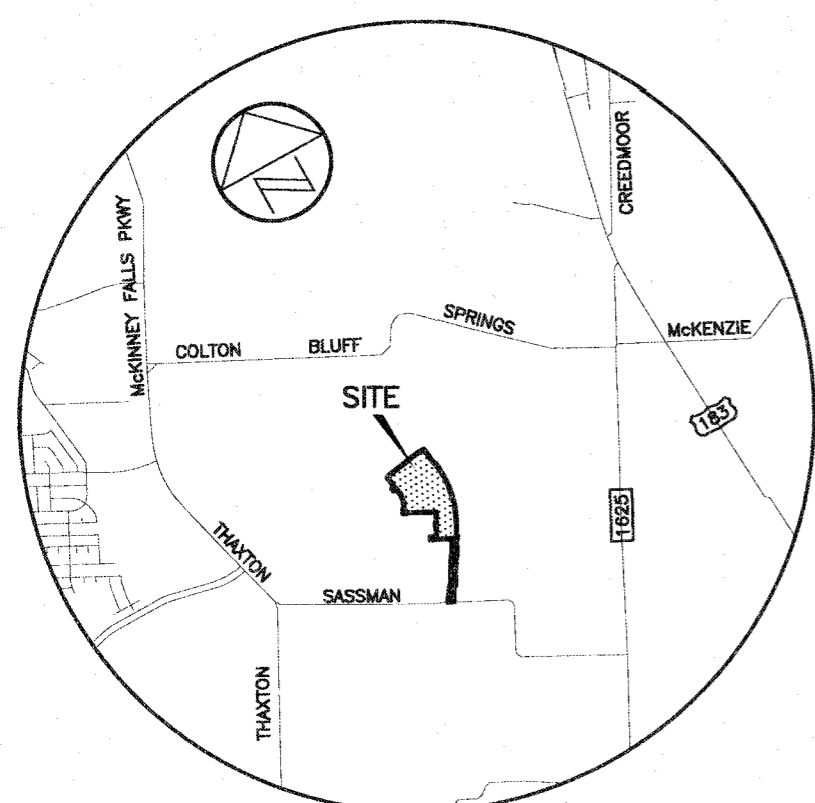


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0188.1A**P.C. DATE:** November 13, 2018**SUBDIVISION NAME:** Mirabel Park Phase 1, Easton Park Section 2C Final Plat**AREA:** 42.793 acres**LOT(S):** 157 total lots**OWNER/APPLICANT:** Carma Easton, LLC (L. Gosda) **AGENT:** Kitchen Table Civil Solutions (Jonathan Fleming)**ADDRESS OF SUBDIVISION:** 8300 Sassman**GRIDS:** K11**COUNTY:** Travis**WATERSHED:** South Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** 149 residential lots, 1 park/open space/public access/landscape and 7 open space/public access/landscape/drainage 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 Mirabel Park Phase 1, Easton Park Section 2C Final Plat. The final plat is composed of 157 lots on 42.793 acres. There will be 149 residential lots, 1 park/open space/public access/landscape and 7 open space/public access/landscape/drainage 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, Travis County TNR
Email address: Sue.Welch@traviscountytexas.gov**PHONE:** (512) 854-7637



LOCATION MAP
NOT TO SCALE

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

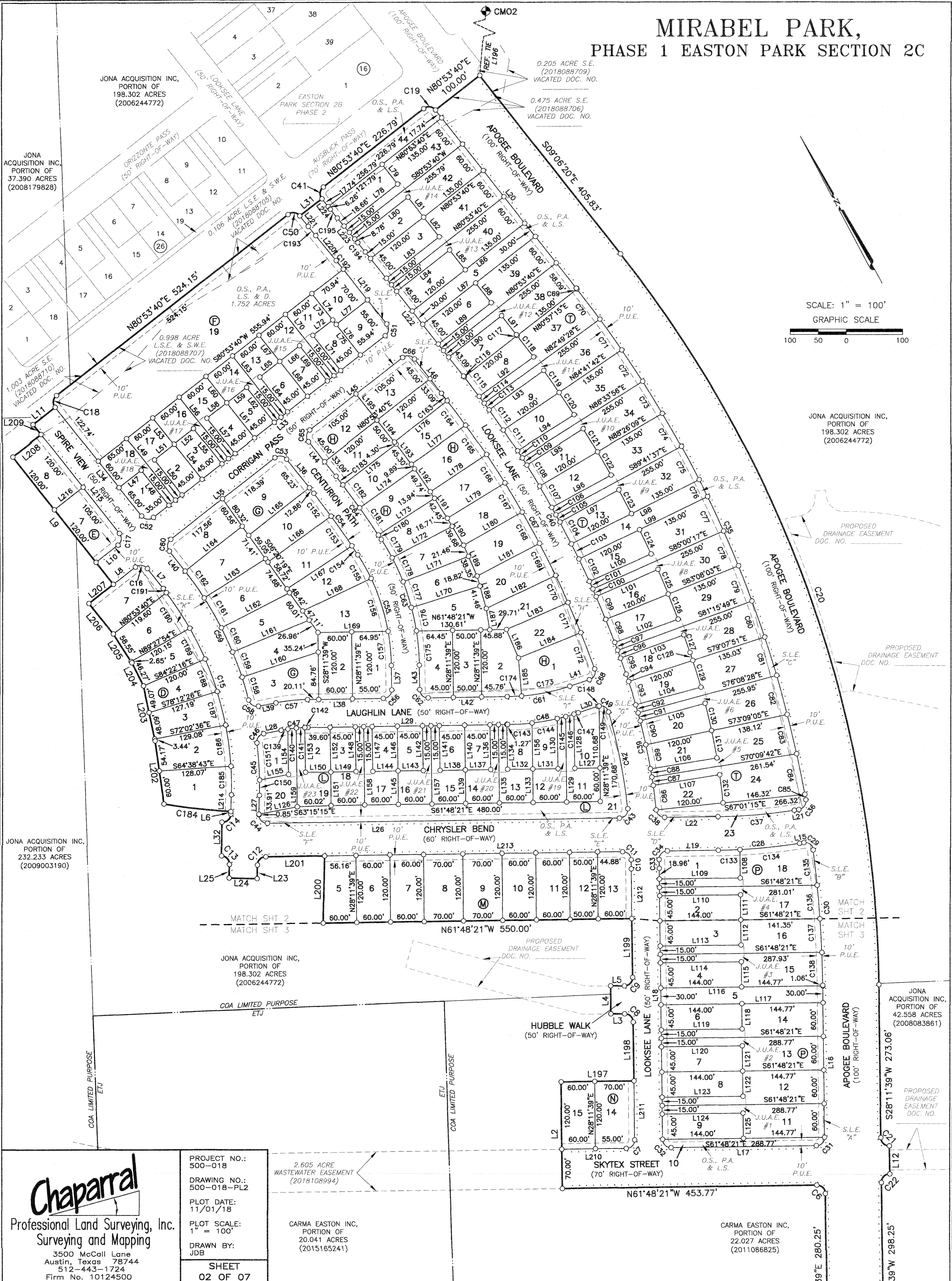
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

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.

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C



JONA ACQUISITION INC,
PORTION OF
198.302 ACRES
(2006244772)

JONA ACQUISITION INC,
PORTION OF
37.390 ACRES
(2008179828)

0.205 ACRE S.E.
(2018088709)
VACATED DOC. NO.

0.475 ACRE S.E.
(2018088706)
VACATED DOC. NO.

0.998 ACRE
L.S.E. & S.W.E.
(2018088707)
VACATED DOC. NO.

1.003 ACRE S.E.
(2018088710)
VACATED DOC. NO.

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

JONA ACQUISITION INC,
PORTION OF
198.302 ACRES
(2006244772)

PROPOSED
DRAINAGE EASEMENT
DOC. NO.

PROPOSED
DRAINAGE EASEMENT
DOC. NO.

JONA ACQUISITION INC,
PORTION OF
232.233 ACRES
(2009003190)

JONA ACQUISITION INC,
PORTION OF
198.302 ACRES
(2006244772)

COA LIMITED PURPOSE
ETJ

JONA ACQUISITION INC,
PORTION OF
42.558 ACRES
(2008083861)

PROPOSED
DRAINAGE EASEMENT
DOC. NO.

2.605 ACRE
WASTEWATER EASEMENT
(2018108994)

CARMA EASTON INC,
PORTION OF
20.041 ACRES
(2015165241)

CARMA EASTON INC,
PORTION OF
22.027 ACRES
(2011086825)



Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-018
DRAWING NO.:
500-018-PL2
PLOT DATE:
11/01/18
PLOT SCALE:
1" = 100'
DRAWN BY:
JDB
SHEET
02 OF 07

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C

JONA ACQUISITION INC,
PORTION OF
198.302 ACRES
(2006244772)

JONA ACQUISITION INC,
PORTION OF
42.558 ACRES
(2008083861)

OPEN SPACE,
PUBLIC ACCESS,
LANDSCAPE & DRAINAGE
LOT TABLE

LOT	BLOCK	ACREAGE
19	F	1.752

OPEN SPACE,
PUBLIC ACCESS
& LANDSCAPE
LOT TABLE

LOT	BLOCK	ACREAGE
10	P	0.097
5	P	0.199
23	T	0.141
14	T	0.188
5	T	0.176
44	T	0.191
21	L	0.566

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK, CHAPARRAL CONTROL POINT "CM02".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10034515.19
E 3129639.28
TEXAS STATE PLANE COORDINATES:
N 10034123.43
E 3129517.10
COMBINED SCALE FACTOR = 0.999960959 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000039043 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0,0

BENCHMARK INFORMATION:
BM #1: SPINDLE SET IN 23" PECAN TREE (TAG #24727)
LOT A REINGER HARRY SUBDIVISION.
ELEVATION = 635.70'
VERTICAL DATUM: NAVD 88 (GEOID 09)

SCALE: 1" = 100'
GRAPHIC SCALE



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - ▲ CONTROL POINT/BENCHMARK LOCATION
 - S.E. SLOPE EASEMENT
 - J.U.A.E. JOINT USE ACCESS EASEMENT, PRIVATE DRIVEWAY & P.U.E. (SEE DETAIL SHEETS)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - O.S. OPEN SPACE
 - P.A. PUBLIC ACCESS
 - L.S. LANDSCAPE
 - D. DRAINAGE
 - L.S.E. LANDSCAPE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - S.L.E. SIGHT EASEMENT (SEE DETAIL SHEETS)
 - () RECORD INFORMATION
 - SIDEWALK LOCATION
 - Ⓐ BLOCK DESIGNATION

OWNER:
CARMA EASTON LLC
11501 ALTERRA PARKWAY, SUITE #100
AUSTIN, TX 78758
PHONE: 512-391-1343

TOTAL ACREAGE: 42.793 ACRES
SANTIAGO DEL VALLE GRANT

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING
3400 McCALL LANE
AUSTIN, TX 78744
PHONE: 512-443-1724

ENGINEER:
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
AUSTIN, TEXAS 78731
(512) 758-7474

LINEAR FOOTAGE OF PUBLIC STREETS: 9978.8'

LOT SUMMARY:
149 SINGLE FAMILY LOTS
1 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE
7 OPEN SPACE, PUBLIC ACCESS & LANDSCAPE
157 TOTAL LOTS

CARMA EASTON INC,
PORTION OF
22.027 ACRES
(2011086825)

LOT A
THE HARRY REINGER
SUBDIVISION
(65/47)
VACATED BY DOC #

ACCESS
EASEMENT
(2000203668)
VACATED PER
(2018094190)

JONA ACQUISITION INC,
PORTION OF
42.558 ACRES
(2008083861)

LOT A
THE HARRY REINGER
SUBDIVISION
(65/47)
VACATED BY DOC #

CARMA EASTON LLC
(2011086825)

TALLY LIU & THERESA LIU,
WILLIAM S. CHIANG & MIKE LIU
2.497 ACRES
(2012158013)

ELECTRIC & TELEPHONE
EASEMENT
(2456/425)

GERALD D. SHOULDERS AND
ROSEMARY SHOULDERS
1.25 ACRES
TRACT 1 OF 2
(12233/1678)

JOSE JUAN
CANCINO
1.25 ACRES
(2012065355)

ABACU PEREZ
AND FELICITAS
PEREZ
1.00 ACRES
(2006189910)

GERALD D. SHOULDERS AND
ROSEMARY SHOULDERS
1.00 ACRES
TRACT 2 OF 2
(12233/1678)

CARLOS FRANCO-FLORES
& MARIA DE JESUS
GARCIA-AVILA
1.00 ACRES
(2012065367)

SASSMAN ROAD
(70' RIGHT-OF-WAY)

Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-018
DRAWING NO.:
500-018-PL2
PLOT DATE:
11/01/18
PLOT SCALE:
1" = 100'
DRAWN BY:
JDB
SHEET
03 OF 07

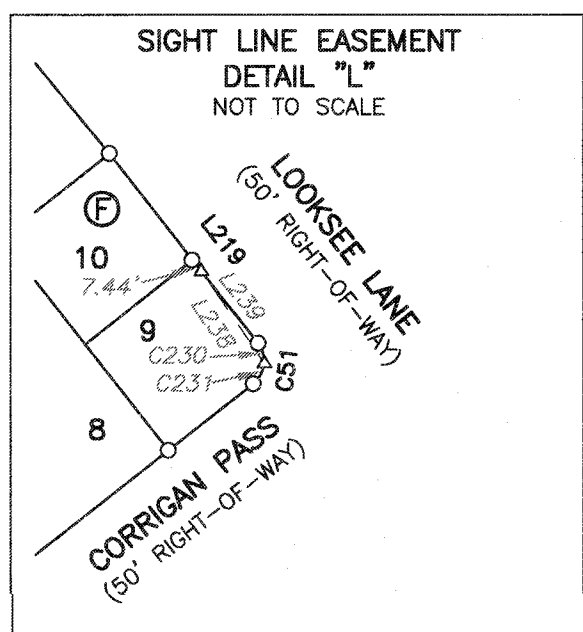
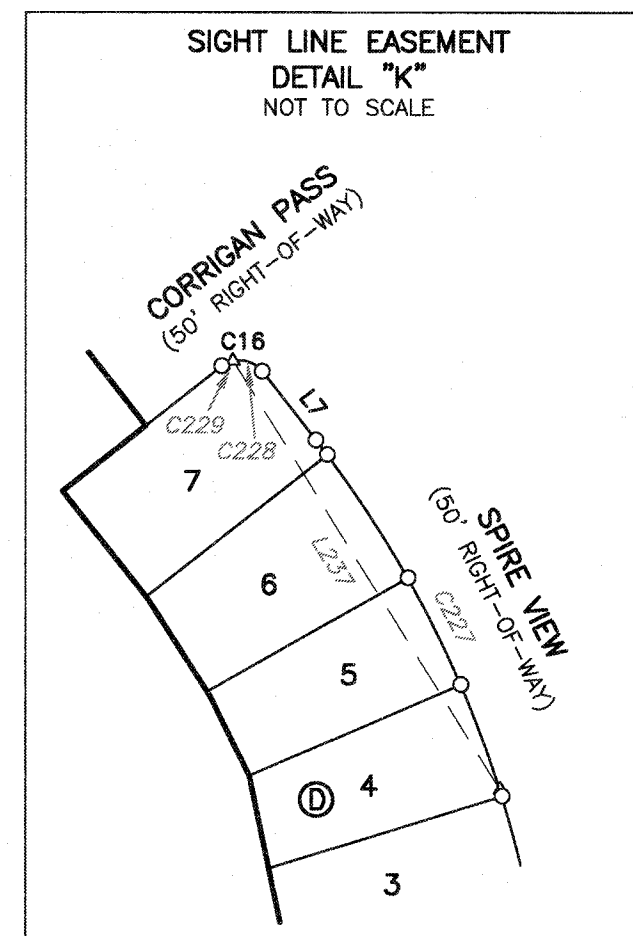
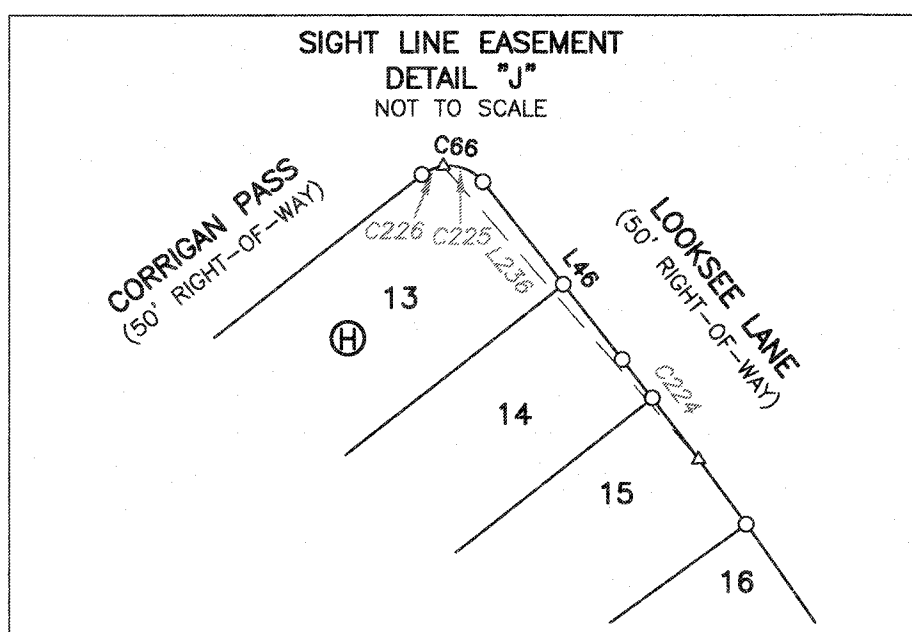
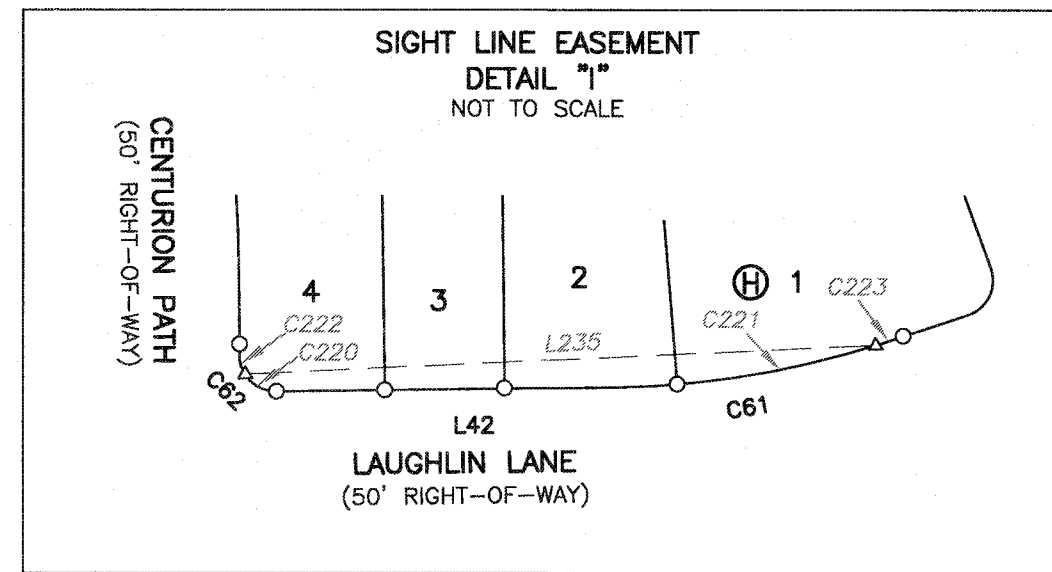
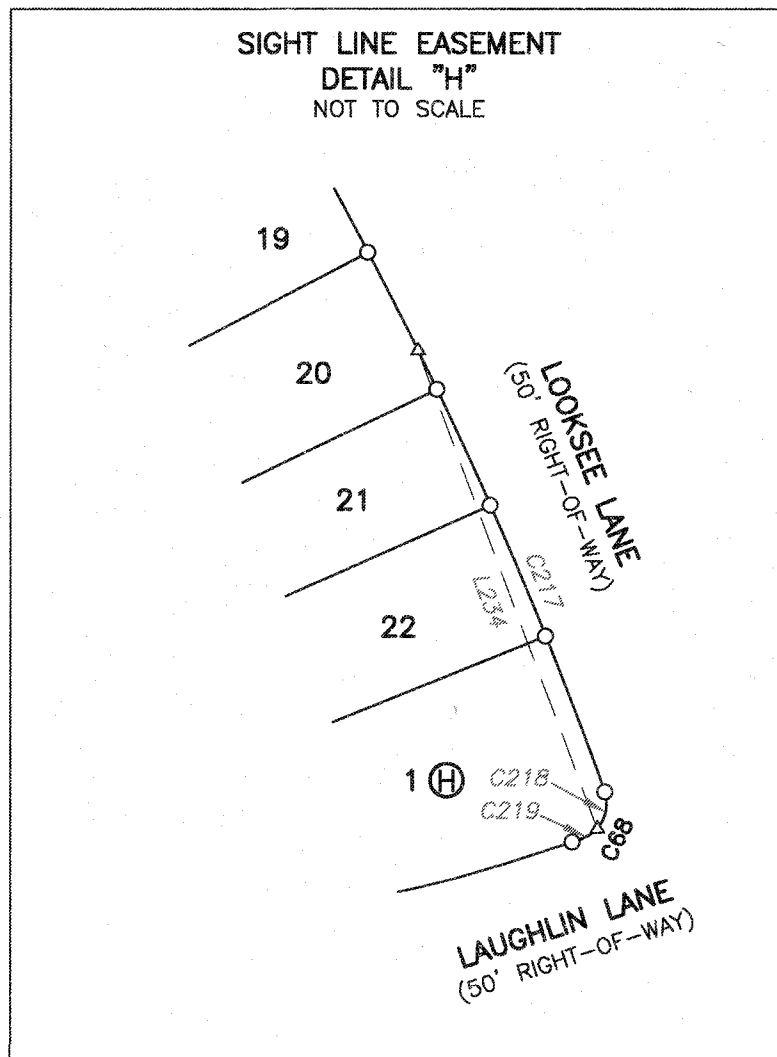
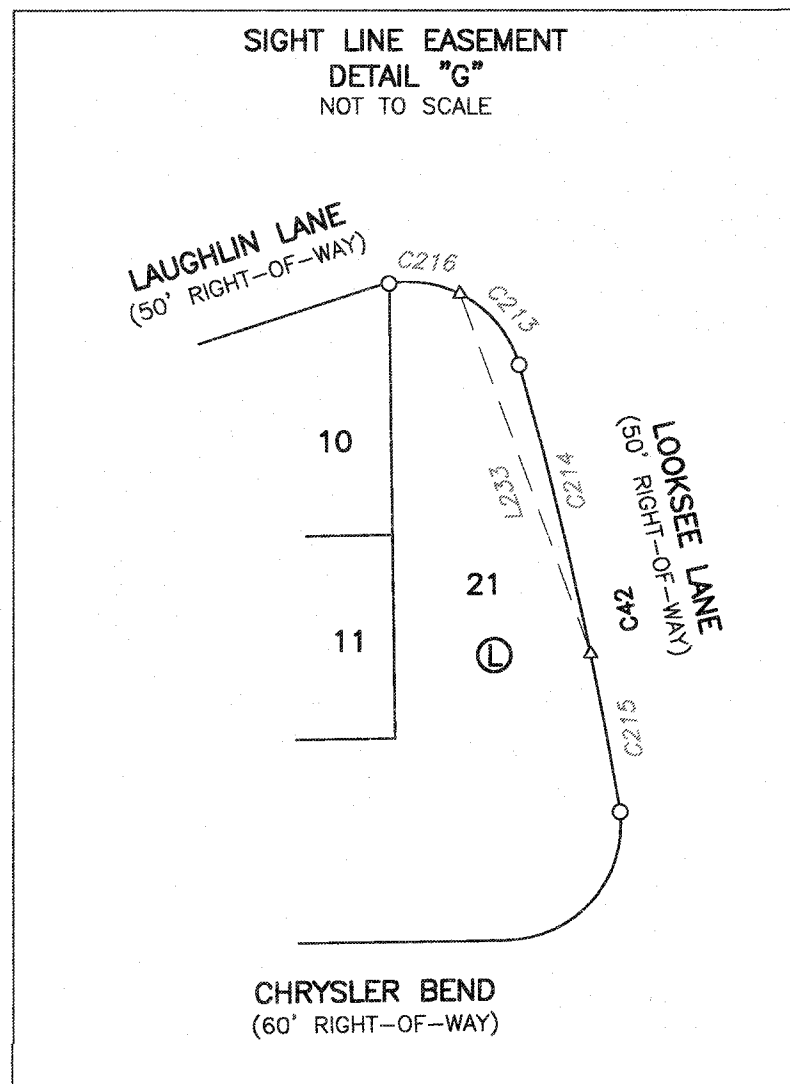
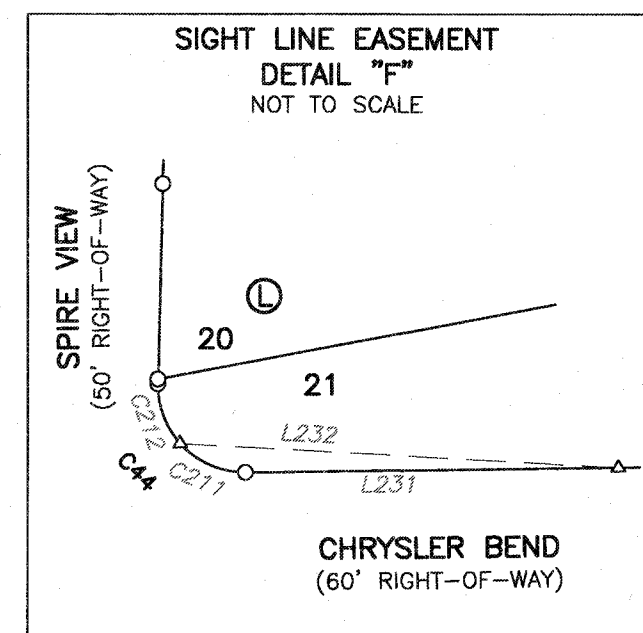
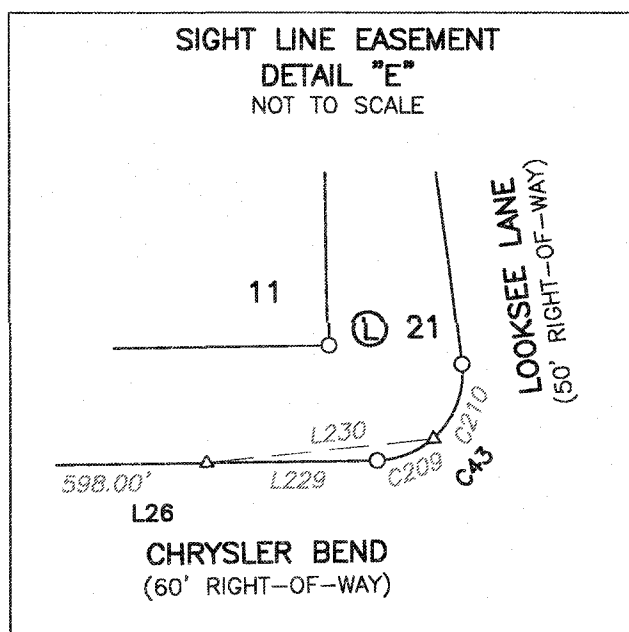
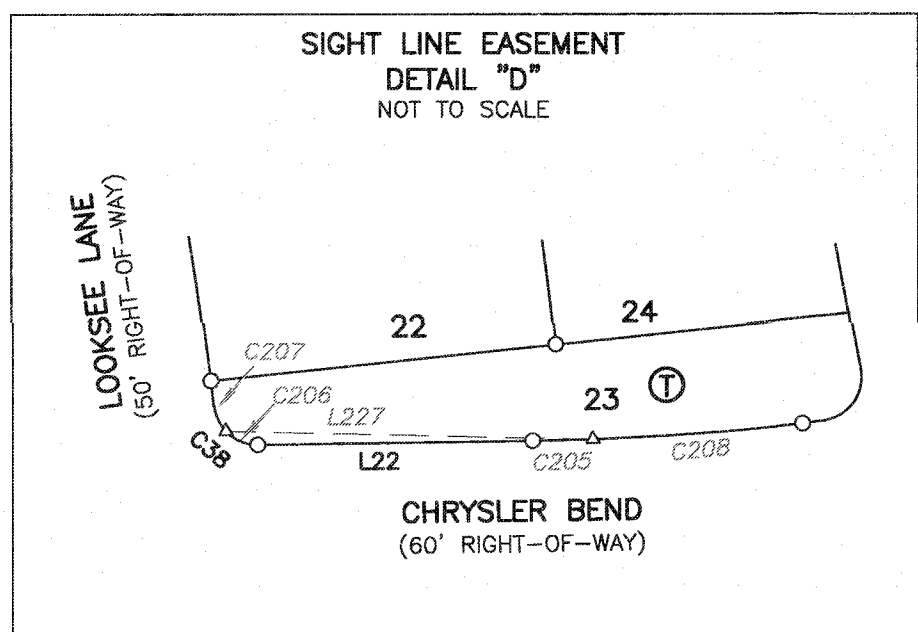
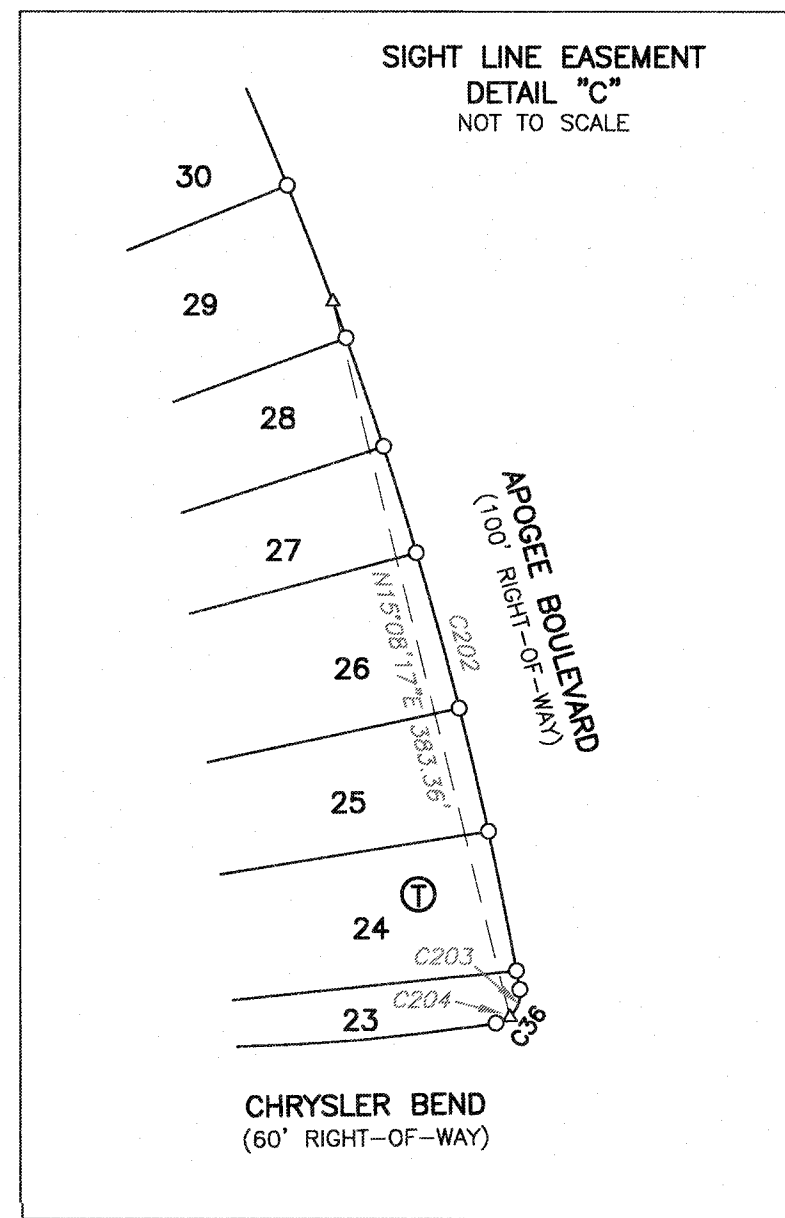
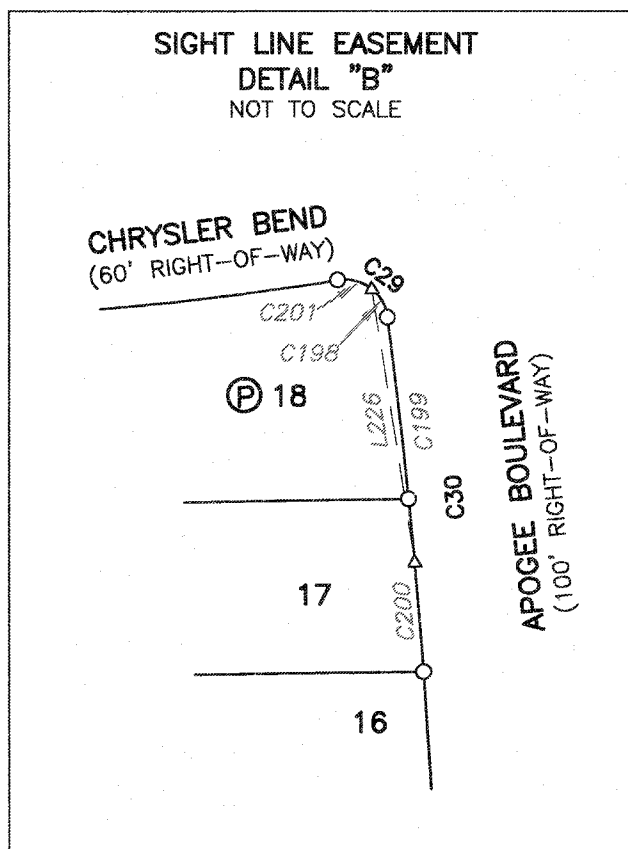
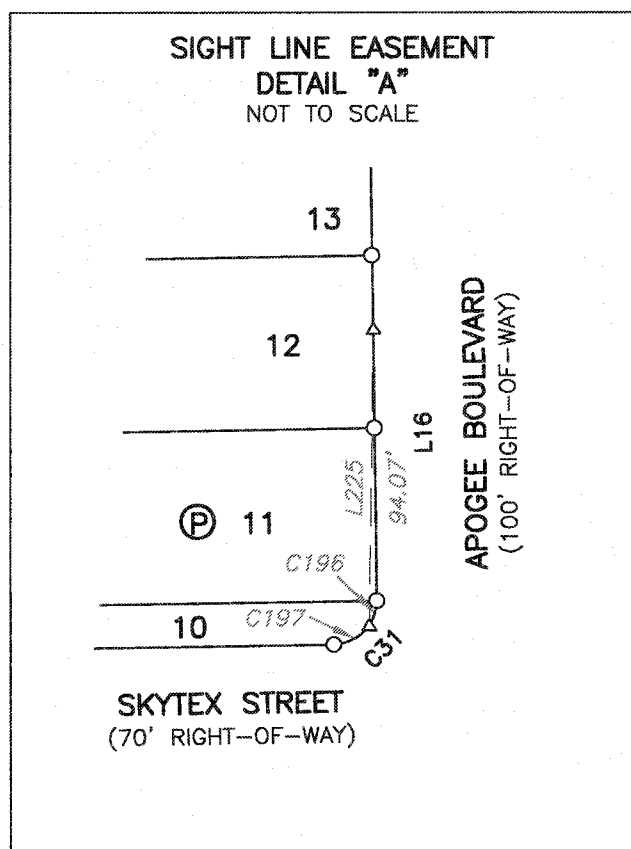
MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°09'40"E	35.91'
L2	N28°11'39"E	190.00'
L3	N61°48'21"W	24.50'
L4	N28°11'39"E	50.00'
L5	S61°48'21"E	24.50'
L6	N30°25'48"E	4.50'
L7	N09°06'20"W	45.49'
L8	S80°53'40"W	50.00'
L9	N09°06'20"W	290.00'
L10	N80°53'40"E	50.00'
L11	N80°53'40"E	50.00'
L12	S28°11'39"W	50.00'
L13	S26°09'40"W	35.91'
L14	N63°50'26"W	130.00'
L15	S69°51'17"E	7.78'
L16	S28°11'39"W	271.06'
L17	N61°48'21"W	258.77'
L18	N28°11'39"E	483.96'
L19	S61°48'21"E	90.39'
L20	S09°06'20"E	405.83'
L21	N69°51'17"W	7.89'
L22	N61°48'21"W	95.22'
L23	S30°25'48"W	24.27'
L24	N59°34'12"W	50.00'
L25	N30°25'48"E	24.22'
L26	N61°48'21"W	627.50'
L27	N30°25'48"E	34.77'
L28	S71°44'55"E	31.83'
L29	S61°48'21"E	355.87'
L30	S79°06'40"E	36.77'
L31	N60°53'40"E	50.00'
L32	N29°18'14"E	60.10'
L33	S80°53'40"W	525.94'
L34	N09°06'20"E	247.74'
L35	N80°53'40"E	235.94'
L36	S09°06'20"E	78.09'
L37	S28°11'39"W	43.69'
L38	N61°48'21"W	135.11'
L39	N71°44'55"W	31.83'
L40	N09°06'20"W	45.49'
L41	N79°06'40"W	36.91'
L42	N61°48'21"W	140.76'
L43	N28°11'39"E	43.69'
L44	N09°06'20"W	78.09'
L45	N80°53'40"E	210.00'
L46	S09°06'20"E	78.09'
L47	S80°53'40"W	50.00'
L48	S09°06'20"E	80.00'
L49	S09°06'20"E	140.00'
L50	S09°06'20"E	80.00'
L51	N80°53'40"E	45.00'
L52	N80°53'40"E	45.00'
L53	S09°06'20"E	60.00'
L54	S09°06'20"E	80.00'
L55	S09°06'20"E	80.00'
L56	S09°06'20"E	140.00'
L57	S09°06'20"E	80.00'
L58	N80°53'40"E	45.00'
L59	N80°53'40"E	45.00'
L60	S09°06'20"E	60.00'
L61	S09°06'20"E	80.00'
L62	S09°06'20"E	80.00'
L63	S09°06'20"E	140.00'
L64	S09°06'20"E	80.00'
L65	N80°53'40"E	45.00'
L66	N80°53'40"E	45.00'
L67	S09°06'20"E	60.00'
L68	S09°06'20"E	80.00'
L69	S09°06'20"E	80.00'
L70	S09°06'20"E	140.00'
L71	S09°06'20"E	80.00'
L72	S80°53'40"W	45.00'
L73	S09°06'20"E	60.00'
L74	S09°06'20"E	70.00'
L75	S09°06'20"E	80.00'
L76	S09°06'20"E	70.00'
L77	N80°53'40"E	70.94'
L78	S80°53'40"W	121.13'
L79	S09°06'20"E	45.00'
L80	S80°53'40"W	120.44'
L81	S09°06'20"E	45.00'
L82	S09°06'20"E	45.00'
L83	S80°53'40"W	120.00'
L84	N80°53'40"E	120.00'
L85	S09°06'20"E	45.00'
L86	N80°53'40"E	255.00'
L87	S80°53'40"W	255.00'
L88	S09°06'20"E	45.00'
L89	S80°53'40"W	120.00'
L90	N80°53'40"E	120.00'
L91	S09°06'20"E	43.09'
L92	N82°49'28"E	120.00'
L93	S82°49'28"W	120.00'
L94	N86°33'56"E	120.00'
L95	S86°33'56"W	120.00'
L96	S89°41'37"E	120.00'
L97	N89°41'37"W	120.00'
L98	S87°49'23"E	255.00'
L99	N86°52'30"W	255.00'
L100	S85°00'17"E	120.00'
L101	N85°00'17"W	120.00'
L102	S81°15'49"E	120.00'
L103	N81°15'49"W	120.00'
L104	S76°08'28"E	120.01'
L105	N76°08'28"W	120.01'
L106	S70°09'42"E	120.01'
L107	S70°09'42"W	120.01'
L108	N28°11'39"E	50.73'
L109	S61°48'21"E	144.00'
L110	S61°48'21"E	144.00'
L111	S28°11'39"W	45.00'
L112	S28°11'39"W	45.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L113	N61°48'21"W	144.00'
L114	S61°48'21"E	144.00'
L115	S28°11'39"W	45.00'
L116	S61°48'21"E	288.77'
L117	N61°48'21"W	288.77'
L118	N28°11'39"E	45.00'
L119	S61°48'21"E	144.00'
L120	S61°48'21"E	144.00'
L121	S28°11'39"W	45.00'
L122	S28°11'39"W	45.00'
L123	N61°48'21"W	144.00'
L124	S61°48'21"E	144.00'
L125	S28°11'39"W	45.00'
L126	S71°44'55"E	69.76'
L127	S61°48'21"E	45.00'
L128	N28°11'39"E	96.92'
L129	S28°11'39"W	152.85'
L130	N28°11'39"E	89.37'
L131	N61°48'21"W	45.00'
L132	N61°48'21"W	45.00'
L133	N28°11'39"E	60.00'
L134	N28°11'39"E	80.00'
L135	S28°11'39"W	140.00'
L136	N28°11'39"E	80.00'
L137	N61°48'21"W	45.00'
L138	N61°48'21"W	45.00'
L139	N28°11'39"E	60.00'
L140	N28°11'39"E	80.00'
L141	N28°11'39"E	80.00'
L142	N28°11'39"E	80.00'
L143	N61°48'21"W	45.00'
L144	N61°48'21"W	45.00'
L145	N28°11'39"E	60.00'
L146	N28°11'39"E	80.00'
L147	N28°11'39"E	80.00'
L148	S28°11'39"W	80.00'
L149	N61°48'21"W	45.00'
L150	N61°48'21"W	45.00'
L151	N28°11'39"E	60.00'
L152	N28°11'39"E	80.00'
L153	N28°11'39"E	79.95'
L154	N28°11'39"E	80.94'
L155	S71°44'55"E	52.71'
L156	N28°11'39"E	82.26'
L157	S28°11'39"W	140.00'
L158	S28°11'39"W	140.00'
L159	S28°11'39"W	140.76'
L160	S79°14'37"E	142.70'
L161	S83°39'07"E	147.62'
L162	S88°03'38"E	136.69'
L163	N86°19'08"E	129.56'
L164	N80°53'40"E	129.63'
L165	N80°53'40"E	137.27'
L166	N82°52'34"E	139.32'
L167	N85°23'55"E	138.83'
L168	S86°26'41"E	134.84'
L169	S61°48'21"E	124.95'
L170	S78°22'52"E	127.51'
L171	S82°22'33"E	125.03'
L172	N88°44'43"W	121.25'
L173	S85°46'47"W	119.82'
L174	N83°33'32"E	119.85'
L175	N81°38'03"E	119.94'
L176	N80°53'40"E	120.01'
L177	N83°12'50"E	120.00'
L178	N85°17'37"E	120.00'
L179	N87°15'37"E	120.00'
L180	N89°13'36"E	120.00'
L181	S88°41'37"E	125.77'
L182	S86°36'49"E	137.00'
L183	S84°52'50"E	120.00'
L184	S82°57'37"E	120.00'
L185	S24°17'48"W	68.28'
L186	N06°04'46"E	55.06'
L187	S19°27'27"W	38.74'
L188	S13°04'46"W	60.28'
L189	S05°48'06"W	59.81'
L190	S01°45'24"E	56.39'
L191	N03°43'23"W	56.39'
L192	N05°44'47"W	59.64'
L193	N07°39'03"W	49.60'
L194	N09°00'21"W	50.00'
L195	N09°06'20"W	60.00'
L196	N33°59'22"E	9361.72'
L197	S61°48'21"E	130.00'
L198	N28°11'39"E	105.00'
L199	N28°11'39"E	105.00'
L200	N30°01'38"E	120.06'
L201	N61°48'21"W	104.90'
L202	N20°52'33"E	114.18'
L203	N17°07'37"E	100.60'
L204	N20°42'51"E	46.27'
L205	N03°35'25"W	61.20'
L206	N09°25'51"W	70.00'
L207	N80°53'40"E	55.00'
L208	N80°53'40"E	65.00'
L209	N09°06'20"W	22.74'
L210	S61°48'21"E	115.00'
L211	N28°11'39"E	105.00'
L212	N28°11'39"E	88.96'
L213	N61°48'21"W	531.04'
L214	N30°25'48"E	30.31'
L215	S09°06'20"E	225.00'
L216	N80°53'40"E	65.00'
L217	S60°41'46"E	10.00'
L218	S10°12'36"E	87.19'
L219	N09°06'20"W	125.00'
L220	N10°25'13"W	57.45'
L221	N09°06'20"W	24.00'
L222	N09°06'20"W	283.09'
L223	N10°25'13"W	57.45'
L224	N09°06'20"W	24.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.01'	89°57'18"	23.56'	N71°09'07"E	21.22'
C2	775.00'	14°49'32"	200.54'	N33°34'26"E	199.98'
C3	675.00'	12°47'34"	150.71'	N34°35'26"E	150.40'
C4	775.00'	9°09'29"	123.87'	N32°46'23"E	123.74'
C5	675.00'	9°09'29"	107.89'	N32°46'23"E	107.77'
C6	15.00'	90°00'00"	23.56'	N16°48'21"W	21.21'
C7	15.00'	90°00'00"	23.56'	N73°11'39"E	21.21'
C8	15.00'	90°00'00"	23.56'	N16°48'21"W	21.21'
C9	15.00'	90°00'00"	23.56'	N73°11'39"E	21.21'
C10	1075.00'	0°52'01"	16.27'	N27°45'38"E	16.27'
C11	15.00'	89°07'59"	23.33'	N17°14'22"W	21.05'
C12	15.00'	88°47'48"	23.25'	S74°49'10"W	20.99'
C13	15.00'	87°50'40"	23.00'	N13°29'31"W	20.81'
C14	15.00'	92°21'30"	24.18'	N76°36'33"E	21.65'
C15	575.00'	39°32'08"	396.76'	N10°39'44"E	388.94'
C16	15.00'	90°00'00"	23.56'	N54°06'20"W	21.21'
C17	15.00'	90°00'00"	23.56'	N35°53'40"E	21.21'
C18	15.00'	90°00'00"	23.56'	N35°53'40"E	21.21'
C19	15.00'	90°00'00"	23.56'	S54°06'20"E	21.21'
C20	2168.00'	37°17'59"	1411.37'	S09°32'40"W	1386.58'
C21	15.00'	90°00'00"	23.56'	S16°48'21"E	21.21'
C22	15.00'	90°00'00"	23.56'	S73°11'39"W	21.21'
C23	775.00'	9°09'29"	123.87'	S32°46'23"W	123.74'
C24	675.00'	9°09'29"	107.89'	S32°46'23"W	107.77'
C25	775.00'	12°47'34"	173.04'	S34°35'26"W	172.68'
C26	675.00'	14°49'32"	174.66'	S33°34'26"W	174.17'
C27	15.00'	90°00'00"	23.56'	S18°50'23"E	21.21'
C28	1032.50'	8°02'56"	145.05'	S65°49'49"E	144.93'
C29	15.00'	91°19'33"	23.91'	S24°11'31"E	21.46'
C30	2068.00'	6°43'24"	242.67'	S24°49'57"W	242.53'
C31	15.00'	90°00'00"	23.56'	S73°11'39"W	21.21'
C32	15.00'	90°00'00"	23.56'	N16°48'21"W	21.21'
C33	1125.00'	0°48'22"	15.83'	N27°47'28"E	15.83'
C34	15.00'	90°48'22"	23.77'	N27°47'28"E	21.36'
C35	2068.00'	28°03'52"	1012.94'	S04°55'36"W	1002.84'
C36	15.00'	91°11'10"	23.87'	S64°33'07"W	21.43'
C37	972.50'	8°02'56"	136.62'	N65°49'49"W	136.51'
C38	15.00'	84°39'46"	22.16'	N19°28'28"W	20.20'
C39	1125.00'	12°41'21"	249.15'	N16°30'45"E	248.64'
C40	1813.00'	19°16'24"	609.86'	N00°31'52"E	606.99'
C41	15.00'	90°00'00"	23.56'	N35°53'40"E	21.21'
C42	1075.00'	9°24'05"	176.39'	S17°45'08"W	176.19'
C43	15.00'	95°44'29"	25.07'	S70°19'25"W	22.25'
C44	15.00'	92°14'09"	24.15'	N15°41'16"W	21.62'
C45	625.00'	8°35'44"	93.76'	N26°07'57"E	93.67'
C46	15.00'	86°25'00"	22.62'	N65°02'35"E	20.54'
C47	275.00'	9°56'34"	47.72'	S66°46'38"E	47.66'
C48	425.00'	17°18'19"	128.36'	S70°27'30"E	127.88'
C49	15.00'	92°09'45"	24.13'	S33°01'47"E	21.61'
C50	15.00'	90°00'00"	23.56'	S54°06'20"E	21.21'
C51	15.00'	90°00'00"	23.56'	S35°53'40"W	21.21'
C52	15.00'	90°00'00"	23.56'	N54°06'20"W	21.21'
C53	15.00'	90°00'00"	23.56'	S54°06'20"E	2

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C EASEMENT DETAIL SHEET



NOTE:

1. ALL SIGHT LINE EASEMENTS SHOWN ARE HEREBY DEDICATED BY PLAT.
2. 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.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-018

DRAWING NO.:
500-018-PL2

PLOT DATE:
11/01/18

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB

SHEET
05 OF 07

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT CARMA EASTON LLC., ACTING BY AND THROUGH CHAD MATHESON, IT'S CHIEF FINANCIAL OFFICER, BEING OWNER OF THE FOLLOWING TRACTS OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS:

22.027 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2011086825 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 22.027 ACRES IS INCLUSIVE OF LOT A OF THE HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN VACATED BY DOCUMENT OF RECORD IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS;

20.041 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015165241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

42.558 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

232.233 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

37.390 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

198.302 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

DO HEREBY SUBDIVIDE 42.793 ACRES PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 2nd DAY OF NOVEMBER, 2018 A.D.

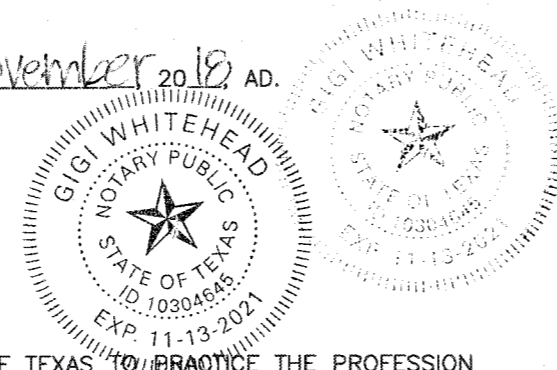
BY: [Signature]
CHAD MATHESON
CARMA EASTON LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 2nd DAY OF NOVEMBER, 2018 A.D.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
[Signature] 11-13-2021
PRINTED NAME MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND FEB. 28, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

BRYAN D. NEWSOME, R.P.L.S. 5657

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

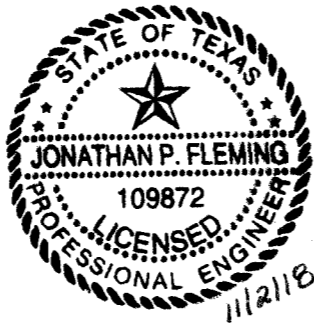
ENGINEER'S CERTIFICATION:

I, JONATHAN P. FLEMING, 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 CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0615J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature]
JONATHAN P. FLEMING, P.E. 109872

ENGINEERING BY: KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
AUSTIN, TEXAS 78731
(512) 758-7474
TEXAS REGISTERED ENGINEERING FIRM 18129



JOINT USE ACCESS EASEMENT TABLE				
NO.	STREET NAME	LOTS SERVED	BLOCK	DOCUMENT NO.
1	LOOKSEE LANE	8, 9, 11 & 12	P	
2	LOOKSEE LANE	6, 7, 13 & 14	P	
3	LOOKSEE LANE	3, 4, 15 & 16	P	
4	LOOKSEE LANE	1, 2, 17 & 18	P	
5	LOOKSEE LANE	21, 22, 24 & 25	T	
6	LOOKSEE LANE	19, 20, 26 & 27	T	
7	LOOKSEE LANE	17, 18, 28 & 29	T	
8	LOOKSEE LANE	15, 16, 30 & 31	T	
9	LOOKSEE LANE	12, 13, 32 & 33	T	
10	LOOKSEE LANE	10, 11, 34 & 35	T	
11	LOOKSEE LANE	8, 9, 36 & 37	T	
12	LOOKSEE LANE	6, 7, 38 & 39	T	
13	LOOKSEE LANE	3, 4, 40 & 41	T	
14	LOOKSEE LANE	1, 2, 42 & 43	T	
15	CORRIGAN PASS	7, 8, 11 & 12	F	
16	CORRIGAN PASS	5, 6, 13 & 14	F	
17	CORRIGAN PASS	3, 4, 15 & 16	F	
18	CORRIGAN PASS	1, 2, 17 & 18	F	
19	LAUGHLIN LANE	9, 10, 11 & 12	L	
20	LAUGHLIN LANE	7, 8, 13 & 14	L	
21	LAUGHLIN LANE	5, 6, 15 & 16	L	
22	LAUGHLIN LANE	3, 4, 17 & 18	L	
23	LAUGHLIN LANE	1, 2, 19 & 20	L	

GENERAL NOTES:

- PRIOR TO FULL PURPOSE ANNEXATION AND PRIOR TO ANY DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT AND BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS AND P.U.D. REQUIREMENTS.
- EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CRITERIA. THE WATER AND WASTEWATER PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. 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.
- 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.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PUBLIC SIDEWALKS, BUILT TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY, CITY OF AUSTIN, AND P.U.D. REQUIREMENTS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: APOGEE BOULEVARD, SKYTEX STREET, CHRYSLER BEND, CORRIGAN PASS, SPIRE VIEW, LAUGHLIN LANE, LOOKSEE LANE, HUBBLE WALK AND CENTURION PATH. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT 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, PER TITLE 30-3-191.
- 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN 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.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE INC.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 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 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 TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES" RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.
- THE OWNER OR ITS ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS: LOT 19 - BLOCK F; LOT 21 - BLOCK L; LOTS 5 AND 10 - BLOCK P; LOTS 5, 14, 23, AND 44 - BLOCK T.
- TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).
- PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED FOR THE 149 LOTS PURSUANT TO THE PUD ORDINANCE NO. 20151217-80 AND THE PILOT KNOB MUD CONSENT AGREEMENT ARTICLE VIII.
- FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. _____, O.P.R.T.C.T.
- THIS TRACT IS ZONED "PUD" AND THIS PLAT MUST COMPLY WITH THE APPROVED PUD, ORDINANCE NUMBER 20161110-32 AND 20170302-014.
- 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.
- 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 #6.
- THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY ARE RECORDED UNDER DOCUMENT NO. 2016027307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS ANNEXED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH UNIT.
- ALL NEW INTERSECTIONS SHOULD BE DESIGNED TO USE INTERSECTION SIGHT DISTANCES WHICH ALLOWS A VEHICLE FROM THE SIDE ROAD TO ENTER THE ROADWAY WITHOUT REQUIRING THE CROSSING TRAFFIC TO MAKE AN EVASIVE MANEUVER.
- ALL CORNER LOTS SHALL ONLY HAVE ACCESS TO ONE STREET AS SHOWN ON THE CORNER LOT ACCESS TABLE BELOW.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.

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:
F	11, 12, 13, 14, 15, 16, 17, 18	CORRIGAN PASS	CORRIGAN PASS
L	11, 12, 13, 14, 15, 16, 17, 18, 19, 20	LAUGHLIN LANE	LAUGHLIN LANE
P	11, 12, 13, 14, 15, 16, 17, 18	LOOKSEE LANE	APOGEE BOULEVARD
T	24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43	LOOKSEE LANE	APOGEE BOULEVARD

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
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500-018-PL2

PLOT DATE:
11/01/18

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB

SHEET
06 OF 07

MIRABEL PARK, PHASE 1 EASTON PARK SECTION 2C

TRAVIS COUNTY 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 BUILDINGS 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 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 DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF CITY OF
AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

CHAIRPERSON

SECRETARY

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

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____,

20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

LAND USE TABLE		
(COA LIMITED PURPOSE - PLANNED UNIT DEVELOPMENT)		
LAND USE	LOTS*	AREA (AC.)*
45' (MC) SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	28	3.741
45' (MMC) SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	18	1.543
50' SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	30	4.924
60' (MC) SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	30	7.203
60' (MMC) SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	20	2.239
60' SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	20	3.687
70' SINGLE-FAMILY RESIDENTIAL (C.O.A. L.P. - P.U.D.)	3	0.634
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE (C.O.A. L.P. - P.U.D.)	1	1.752
PARK / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (C.O.A. L.P. - P.U.D.)	7	1.557
RIGHT-OF-WAY (C.O.A. L.P. - P.U.D.)	-	15.512
TOTAL (C.O.A. L.P. - P.U.D.)	157	42.793


(MC) INDICATES MOTOR COURT
(MMC) INDICATES MINI MOTOR COURT
(C.O.A. L.P. - P.U.D.) CITY OF AUSTIN LIMITED PURPOSE - PLANNED UNIT DEVELOPMENT

NOTE: ALL LOTS IN THIS SUBDIVISION ARE WITHIN THE CITY OF AUSTIN LIMITED PURPOSE AND P.U.D. BOUNDARIES

SIGHT LINE EASEMENT LINE TABLE		
L225	N29°45'58"E	102.86'
L226	N20°05'36"E	95.94'
L227	S59°43'32"E	127.08'
L229	N61°48'21"W	29.50'
L230	S67°06'37"E	39.47'
L231	N61°48'21"W	64.41'
L232	S57°54'00"E	75.92'
L233	N10°38'52"E	89.89'
L234	N08°25'17"E	212.77'
L235	S63°40'39"E	262.22'
L236	N11°44'46"W	113.37'
L237	N03°00'14"W	262.52'
L238	N05°07'40"W	57.92'
L239	S09°06'20"E	47.56'

SIGHT LINE EASEMENT CURVE TABLE					
C196	15.00'	35°43'11"	9.35'	S46°03'15"W	9.20'
C197	15.00'	54°16'49"	14.21'	N88°56'45"W	13.69'
C198	15.00'	43°16'47"	11.33'	S00°10'08"E	11.06'
C199	2068.00'	2°22'23"	85.65'	S22°39'27"W	85.65'
C200	2068.00'	1°03'11"	38.00'	S24°22'14"W	38.00'
C201	15.00'	48°02'46"	12.58'	N45°49'55"W	12.21'
C202	2068.00'	10°17'23"	371.39'	S13°48'51"W	370.89'
C203	15.00'	60°56'01"	15.95'	S49°25'33"W	15.21'
C204	15.00'	30°15'10"	7.92'	N84°58'52"W	7.83'
C205	972.50'	1°13'21"	20.75'	N62°25'01"W	20.75'
C206	15.00'	47°20'04"	12.39'	N38°08'19"W	12.04'
C207	15.00'	37°19'42"	9.77'	N04°11'34"E	9.60'
C208	972.50'	6°49'35"	115.87'	S66°26'30"E	115.80'
C209	15.00'	40°49'28"	10.69'	N82°13'05"W	10.46'
C210	15.00'	54°55'01"	14.38'	N49°54'41"E	13.83'
C211	15.00'	49°03'50"	12.84'	N37°16'26"W	12.46'
C212	15.00'	43°10'19"	11.30'	N08°50'39"E	11.04'
C213	15.00'	55°45'49"	14.60'	S14°49'49"E	14.03'
C214	1075.00'	4°07'46"	77.48'	S15°06'59"W	77.46'
C215	1075.00'	5°16'19"	98.91'	S19°49'01"W	98.88'
C216	15.00'	27°45'30"	7.27'	N56°35'28"W	7.20'
C217	1763.00'	6°29'44"	199.87'	S06°02'46"W	199.76'
C218	15.00'	62°30'58"	16.37'	S40°33'06"W	15.57'
C219	15.00'	29°04'45"	7.61'	S86°20'58"W	7.53'
C220	15.00'	59°42'36"	15.63'	N31°57'03"W	14.93'
C221	375.00'	16°47'48"	109.93'	N70°12'15"W	109.54'
C222	15.00'	30°17'24"	7.93'	N13°02'57"E	7.84'
C223	375.00'	0°30'30"	3.33'	S78°51'25"E	3.33'
C224	1763.00'	0°46'07"	23.65'	S08°43'16"E	23.65'
C225	15.00'	50°07'02"	13.12'	S34°09'51"E	12.71'
C226	15.00'	39°52'58"	10.44'	N79°09'51"W	10.22'
C227	575.00'	20°33'32"	206.32'	S01°10'27"W	205.22'
C228	15.00'	65°14'24"	17.08'	S41°43'32"E	16.17'
C229	15.00'	24°45'36"	6.48'	N86°43'32"W	6.43'
C230	15.00'	42°55'56"	11.24'	S12°21'38"W	10.98'
C231	15.00'	47°04'04"	12.32'	S57°21'38"W	11.98'

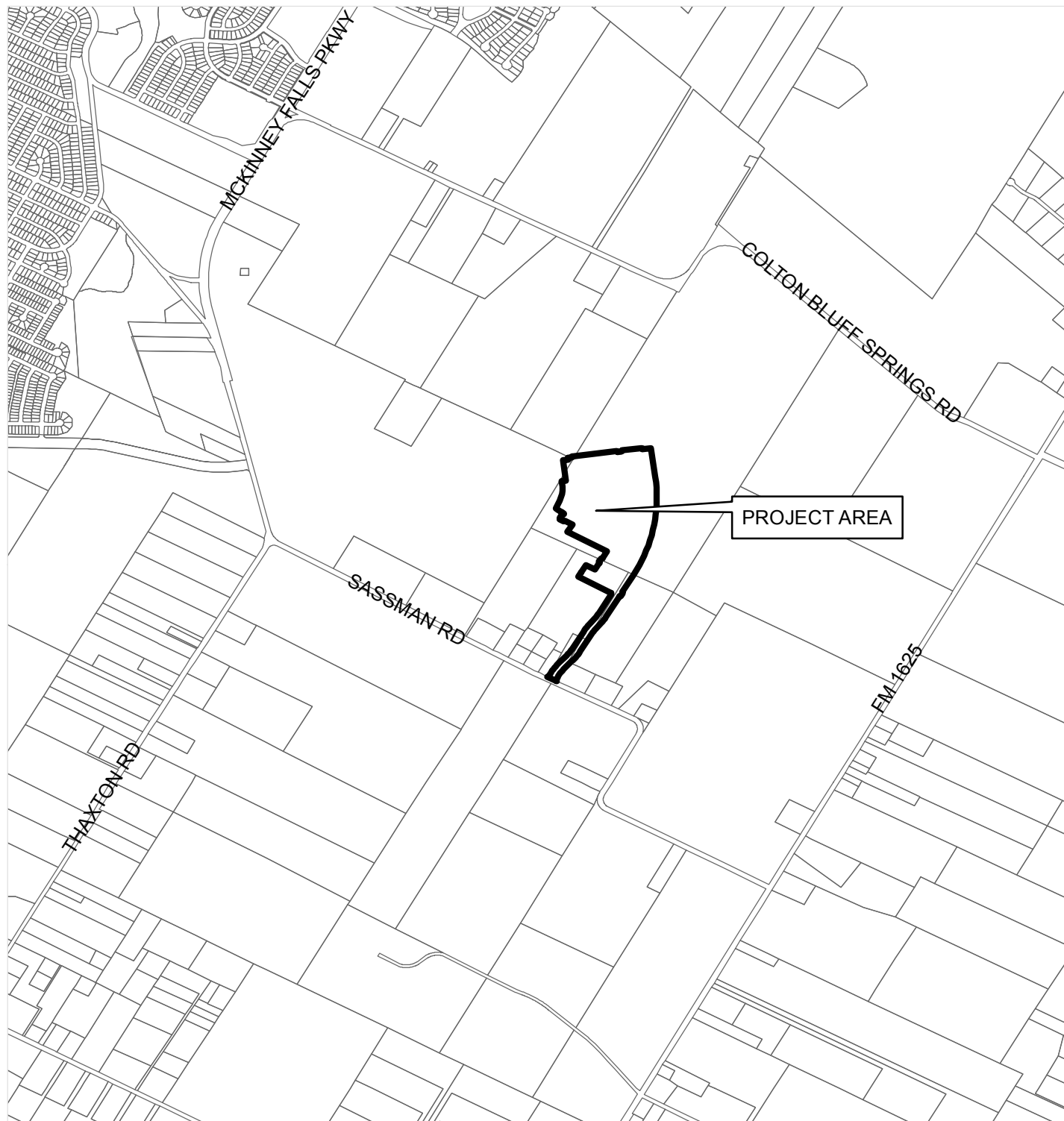
STREET TABLE						
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
APOGEE BOULEVARD	3541.1'	100'	2 @ 28' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD/PRIMARY COLLECTOR
SKYTEX STREET	518.8'	70'/50'	30' F-F	2 LANE, C & G	5'	LOCAL
LOOKSEE LANE	1902.3'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
CHRYSLER BEND	1109.0'	60'	36' F-F	2 LANE, C & G	5'/12' SHARED USE PATH	RESIDENTIAL COLLECTOR
LAUGHLIN LANE	676.8'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
CENTURION PATH	562.8'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
SPIRE VIEW	922.1'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
CORRIGAN PASS	695.9'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
HUBBLE WALK	50.0'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
TOTAL	9978.8'					



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 500-018	DRAWING NO.: 500-018-PL2
PLOT DATE: 11/01/18	PLOT SCALE: 1" = 100'
DRAWN BY: JDB	SHEET 07 OF 07



0 2,000 Feet
SCALE: 1" = 2,000'

Drawing: L:\PROJECT\Brookfield\BCE16002-01 - Easton Park Section 2C Ph 1\GIS\Exhibits\8.5x11 LOCATION MAP.mxd



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129



LOCATION MAP

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

EXH 1