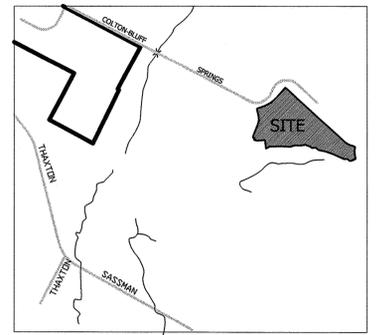


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0105**P.C. DATE:** May 26, 2020**SUBDIVISION NAME:** Easton Park Section 3A Preliminary Plan**AREA:** 84.76 acres**LOT(S):** 284**OWNER/APPLICANT:** Carma Easton , LLC  
(Matthew McCafferty)**AGENT:** Carlson, Brigance, and Doering, Inc  
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Moonbeam and Finial**GRIDS:** K12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Residential- Single Family; park/greenbelt/open space/landscape/  
drainage easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.**DEPARTMENT COMMENTS:** The request is for the approval of the Easton Park 3A Preliminary Plan. The plan is comprised of 284 lots on 84.76 acres, proposing 273 residential lots, 1 park lot and 10 other lots for greenbelt/open space/landscape/drainage easement, and approximately 14,649 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan as it meets all applicable State, County and City of Austin LDC requirements.**CASE MANAGER:** Sue Welch, Travis County Single Office  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)**PHONE:** 512-854-7637

# EASTON PARK 3A PRELIMINARY PLAN

### SHEET INDEX

1. PRELIMINARY PLAN 200 SCALE
2. GENERAL NOTES
3. PRELIMINARY PLAN 100 SCALE (1 OF 2)
4. PRELIMINARY PLAN 100 SCALE (2 OF 2)



LOCATION MAP  
NOT TO SCALE

ORIGINAL SUBMITTAL DATE: AUGUST 14, 2018  
 TOTAL ACRES: 84.759 ACRES  
 FEMA MAP NO: 48453C0615J TRAVIS COUNTY, TEXAS  
 DATED: JANUARY 6, 2016  
 SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24

TOTAL NO. OF LOTS: 284  
 NO. OF BLOCKS: 12  
 NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 273  
 NO. OF HOA, OPEN SPACE, LANDSCAPE ESMT. AND S.W.E. LOTS: 6  
 NO. OF HOA, L.S.E. & S.W.E. LOTS: 3  
 NO. OF GREENBELT PARK/PUBLIC ACCESS AND DRAINAGE ESMT. LOTS: 1  
 NO. OF PARK LOTS: 1  
 TOTAL LINEAR FOOTAGE OF STREETS: 14,649 LF  
 (SEE SHEET NUMBER 2 FOR STREET LENGTHS)

TOTAL ACRES: 59.072 AC  
 TOTAL ACRES: 1.634 AC  
 TOTAL ACRES: 0.254 AC  
 TOTAL ACRES: 19.781 AC  
 TOTAL ACRES: 1.509 AC  
 TOTAL ACRES: 2.509 AC  
 TOTAL 84.759 ACRES

LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	CWOZ
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	SIDEWALK LOCATION
---	TRAIL SYSTEM
(1)	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E.
○	ELEC.E.
○	P.U.E.
○	E.U.E.
○	L.S.E.
○	DRAINAGE EASEMENT
○	D.E.
○	A.E.
○	S.W.E.
○	VFS
47100	VEGETATIVE FILTER STRIP
---	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL
---	JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT

### LEGAL DESCRIPTION:

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF AN 86.535 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 232.233 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2009003190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), A PORTION OF A CALLED 198.302 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2006244772, O.P.R.T.C.T., A PORTION OF A CALLED 67.339 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. DOCUMENT NO. 2007204509, O.P.R.T.C.T., AND A PORTION OF THAT CALLED 138.540 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2007038642, O.P.R.T.C.T. AND ALL OF A CALLED 1.008 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC, IN DOCUMENT NUMBER 2019051422, DOCUMENT NUMBER 2019051420, DOCUMENT NUMBER 2019051418 AND DOCUMENT NUMBER 2019051416, O.P.R.T.C.T.

**OWNER:**  
 CARMA EASTON, LLC  
 11501 ALTERRA PARKWAY  
 SUITE 100  
 AUSTIN, TEXAS 78758  
 PHONE: (512) 391-1330

**ENGINEER AND SURVEYOR:**  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DR.  
 AUSTIN, TEXAS 78749  
 PHONE: (512) 280-5160  
 FAX: (512) 280-5165

### NOTES:

1. THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

### ENGINEERS' CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY. THESE PLANS COMPLY WITH TITLE 30 SUBDIVISION REQUIREMENTS.

WITNESS MY HAND THIS 21st DAY OF April, 2019



CARLSON, BRIGANCE & DOERING, INC.  
 ID# F3791

*Brett R. Pasquarella*  
 BRETT R. PASQUARELLA P.E. NO. 84769

Carlson, Brigance & Doering, Inc.  
 FIRM ID #F3791  
 Surveying  
 Civil Engineering  
 5501 West William Cannon  
 Austin, Texas 78748  
 Phone No. (512) 280-5160  
 Fax No. (512) 280-5165

DATE: JANUARY 2019  
 DESIGNED BY: JSL  
 PREPARED BY: JSL  
 SHEET: PRELIMINARY PLAN  
 PROJECT: EASTON PARK 3A  
 PRELIMINARY PLAN  
 JOB NUMBER: 4989  
 SHEET: 1 OF 4

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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# EASTON PARK 3A PRELIMINARY PLAN

### GENERAL NOTES:

- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
- DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: FINAL DRIVE, HILLOCK TERRACE, BOYD HAVEN DRIVE, ELLA LEE LANE, TALFERD TRAIL, EDMONDSON BEND, ELLAS INLET DRIVE, MYERS BEST PATH, THELMA JEAN DRIVE, THOMPSON TEAL TRAIL, BREEDMOND DRIVE AND THE SUBDIVISION SIDE OF MOONBEAM DRIVE AND APOGEE BOULEVARD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO 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.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.
- PARKLAND DEDICATION FOR 193 RESIDENTIAL UNITS IS REQUIRED PER ORDINANCE 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN IN THIS PRELIMINARY PLAN AS LOT 28, BLOCK F AND LOT 13, BLOCK M.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE AREA OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

#### A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:

FINAL DRIVE	EDMONDSON BEND
HILLOCK TERRACE	ELLAS INLET DRIVE
BOYD HAVEN DRIVE	MYERS BEST PATH
ELLA LEE LANE	THELMA JEAN DRIVE
TALFERD TRAIL	THOMPSON TEAL TRAIL
DONNIE JUNCTION WAY	BREEDMOND DRIVE

#### B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:

FINAL DRIVE	EDMONDSON BEND
HILLOCK TERRACE	ELLAS INLET DRIVE
BOYD HAVEN DRIVE	MYERS BEST PATH
ELLA LEE LANE	THELMA JEAN DRIVE
TALFERD TRAIL	THOMPSON TEAL TRAIL
DONNIE JUNCTION WAY	BREEDMOND DRIVE

- THIS SUBDIVISION IS LIMITED PURPOSE IN THE CITY LIMITS OF THE CITY OF AUSTIN. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH THE PILOT KNOB PUD ZONING ORDINANCE REQUIREMENTS. (ORDINANCE # 20151217-080)
- TRAVIS COUNTY AND THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF 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 CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
WATER & WASTEWATER - CITY OF AUSTIN  
ELECTRIC - BLUEBONNET ELECTRIC CO-OP  
GAS - TEXAS GAS
- TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- LOTS 25, 26 A; 37 B; 13 C; 24 D; 35 E; 28 F; 19 J; 14 K; 25 L AND 13 M ARE TO BE OWNED AND MAINTAINED BY THE OWNER OR HIS ASSIGNEES.

### STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION
FINAL DRIVE	70'	2,617 LF	48' FACE TO FACE	5.0'	COLLECTOR
HILLOCK TERRACE	60'	3,201 LF	40' FACE TO FACE	5.0'	COLLECTOR
BOYD HAVEN DRIVE	56'	1,666 LF	36' FACE TO FACE	4.0'	LOCAL
ELLA LEE LANE	56'	878 LF	36' FACE TO FACE	4.0'	LOCAL
TALFERD TRAIL	56'	1,304 LF	36' FACE TO FACE	4.0'	LOCAL
DONNIE JUNCTION WAY	50'	582 LF	30' FACE TO FACE	4.0'	LOCAL
EDMONDSON BEND	50'	1,409 LF	30' FACE TO FACE	4.0'	LOCAL
ELLAS INLET DRIVE	50'	510 LF	30' FACE TO FACE	4.0'	LOCAL
MYERS BEST PATH	50'	371 LF	30' FACE TO FACE	4.0'	LOCAL
THELMA JEAN DRIVE	50'	937 LF	30' FACE TO FACE	4.0'	LOCAL
THOMPSON TEAL TRAIL	50'	868 LF	30' FACE TO FACE	4.0'	LOCAL
BREEDMOND DRIVE	50'	382 LF	30' FACE TO FACE	4.0'	LOCAL
24. TOTAL LINEAR FOOTAGE OF STREETS		14,649 LF			

- AT THE TIME OF FINAL PLATTING AND SUBDIVISION PLAN REVIEW, A DAM SAFETY CERTIFICATION WILL BE REQUIRED ON THE COVER SHEET OF THE CONSTRUCTION PLANS FOR ANY PONDS WITH AN EMBANKMENT OF SIX FEET OR GREATER, IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF AUSTIN DRAINAGE CRITERIA MANUAL SECTION 8.3.4.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

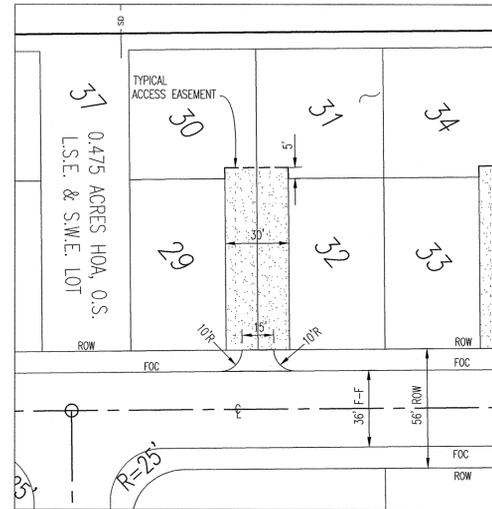
- A MINIMUM OF THREE (3) OFF STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.
- THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
- PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEBONNET ELECTRIC CO-OP DURING MAINTENANCE AND REPAIRS.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT RECORDING AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.
- ALL BUILDING LINES WILL BE IN ACCORDANCE WITH PUD ZONING REQUIREMENTS.
- THE HOMEOWNERS ASSOCIATION OR MUD IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL LOTS WITH DOUBLE FRONTAGE TO STREETS SHALL ONLY HAVE ACCESS TO THE SUBDIVISION STREET FRONTAGE. THERE SHALL BE NO ACCESS TO APOGEE BLVD. OR FINAL DR. FROM SINGLE FAMILY LOTS WHICH INCLUDES LOTS 7, 10, 11, 14, 15, 18, 19, 22, 23 BLOCK "A" AND LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, BLOCK "L".
- WITHIN A SIGHT LINE 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 OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- ALL JOINT USE ACCESS EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED AND/OR REPAIRED BY THE INDIVIDUAL HOMEOWNERS SHARING THE EASEMENT. THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR OF THE JOINT USE ACCESS DRIVEWAY SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS USING THE ACCESS AND SHARED EQUALLY BETWEEN THE PARTIES. KEEP THE AREA FREE OF OBSTRUCTIONS, STRUCTURES, LANDSCAPING, FENCES OR ANY OTHER MATERIAL THAT MAY IMPAIR THE JOINT USE ACCESS EASEMENT FROM FUNCTIONAL AS DESIGNED.
- THE FOLLOWING TWO (2) ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED:  
A) TO 30-5-341 TO ALLOW CUT TO 12 FEET AND  
B) TO 30-5-342 TO ALLOW FILL TO 8 FEET.
- ACCESS IS PROHIBITED TO ELLA LEE LANE FROM LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, AND 23 OF BLOCK "A"; ACCESS IS PROHIBITED TO MOONBEAM DRIVE FROM LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34 AND 35 OF BLOCK "B" AND ACCESS IS PROHIBITED TO FINAL DRIVE FROM LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22 AND 23 OF BLOCK "L".
- SIGHT DISTANCE EASEMENT DOCUMENT #2016118127 AND DRAINAGE EASEMENTS DOCUMENT #2016149175, DOCUMENT #2016150799 AND DOCUMENT #2016150795 WILL NEED TO BE VACATED PRIOR TO APPROVAL OF FINAL PLAT.

FLOOD NOTE:  
THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 4845300615J FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016, COMMUNITY #4891026.

FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

### ADJACENT PROPERTY OWNERS

ADDRESS	OWNER	ADDRESS	OWNER
298745.00	CARMA EASTON LLC	11501 ALTERRA PKWY STE 100	AUSTIN/TX/78758
298747.00	CARMA EASTON LLC	11502 ALTERRA PKWY STE 100	AUSTIN/TX/78759
298782.00	CARMA EASTON LLC	11503 ALTERRA PKWY STE 100	AUSTIN/TX/78760
298784.00	CARMA EASTON LLC	11504 ALTERRA PKWY STE 100	AUSTIN/TX/78761
298786.00	CARMA EASTON LLC	11505 ALTERRA PKWY STE 100	AUSTIN/TX/78762
298787.00	CARMA EASTON LLC	11506 ALTERRA PKWY STE 100	AUSTIN/TX/78763
298791.00	CARMA EASTON LLC	11507 ALTERRA PKWY STE 100	AUSTIN/TX/78764
789527.00	CITY OF AUSTIN	PO BOX 1088	AUSTIN/TX/78767
789528.00	CARMA EASTON LLC	11507 ALTERRA PKWY STE 100	AUSTIN/TX/78764
882814.00	DEL VALLE I S D	5301 ROSS RD STE 118	DEL VALLE/TX/78617
900693.00	CARMA EASTON LLC	11507 ALTERRA PKWY STE 100	AUSTIN/TX/78764
900694.00	CARMA EASTON LLC	11507 ALTERRA PKWY STE 100	AUSTIN/TX/78764



### TYPICAL JOINT ACCESS EASEMENT DETAIL & TYPICAL QUAD DRIVEWAY

SCALE: 1: = 40'

### PARKLAND DEDICATION CREDITS

TYPE OF CREDIT	AMOUNT	TOTAL
UPLANDS (100%)	(4.74 AC) 4.74 ACRES	
100 YEAR FLOODPLAIN (50%)	(1.38 AC) 0.690 ACRES	
DRAINAGE/WATER QUALITY EASEMENT	16.55 ACRES	
TOTAL PARKLAND CREDITS		5.43 AC.



CARLSON, BRIGANCE & DOERING, INC.  
#F 3791

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2018-0105

Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791

Professional Engineer  
5801 W. Hwy. 190, Suite 200  
Austin, TX 78748  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

DATE: JANUARY 2019

DESIGNED BY: BRP

DRAWN BY: JSL

PROJECT: EASTON PARK 3A

PRELIMINARY PLAN

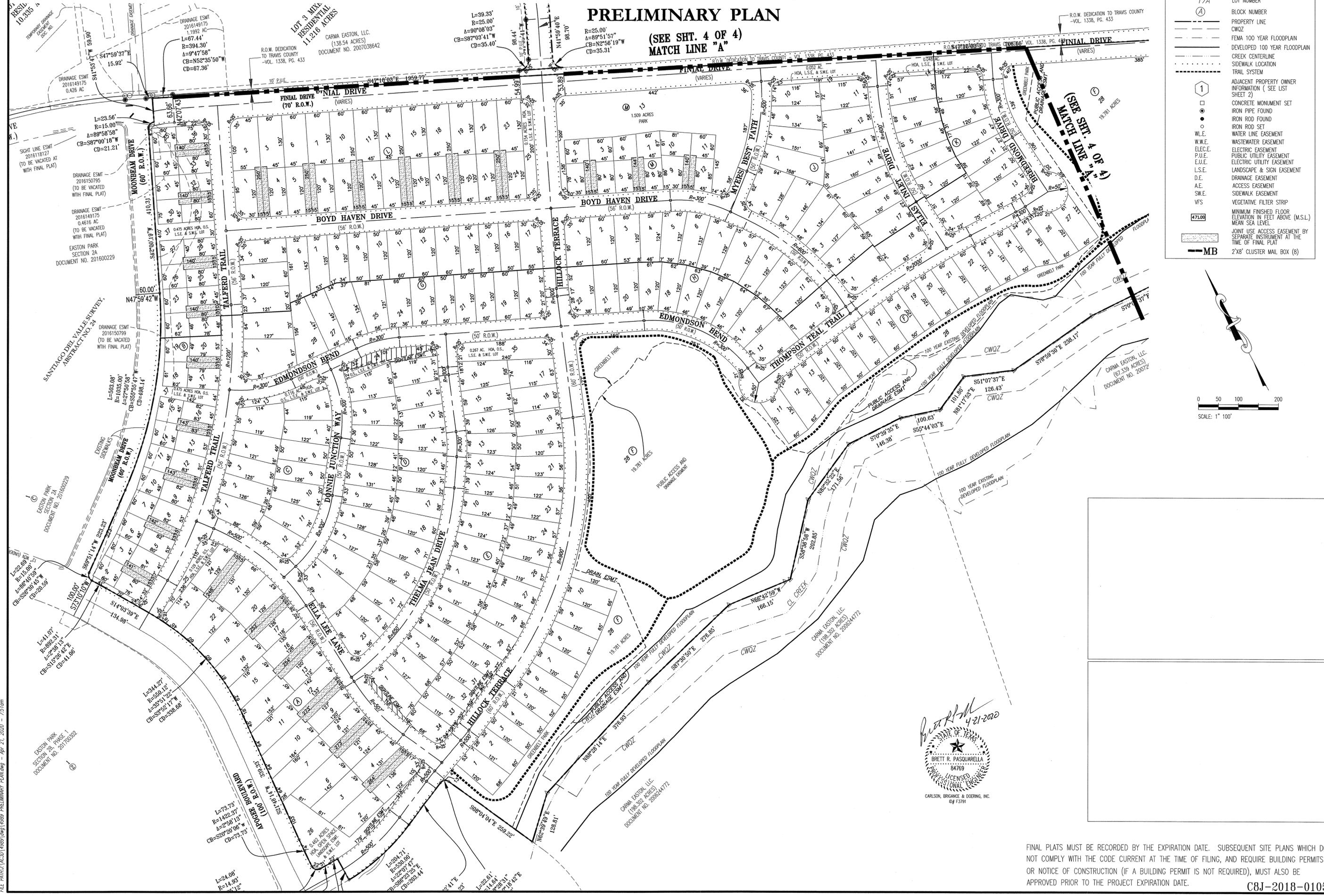
JOB NUMBER: 4989

SHEET 2 OF 4

# EASTON PARK 3A

## PRELIMINARY PLAN

(SEE SHT. 4 OF 4)  
MATCH LINE "A"



**LEGEND**

- 174 LOT NUMBER
- (A) BLOCK NUMBER
- PROPERTY LINE
- CWQZ FEMA 100 YEAR FLOODPLAIN
- DEVELOPED 100 YEAR FLOODPLAIN
- CREEK CENTERLINE
- SIDEWALK LOCATION
- TRAIL SYSTEM
- ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WATER LINE EASEMENT
- WASTEWATER EASEMENT
- ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.U.E. ELECTRIC UTILITY EASEMENT
- L.S.E. LANDSCAPE & SIGN EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- V.F.S. VEGETATIVE FILTER STRIP
- MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL
- JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT
- MB 2'X8' CLUSTER MAIL BOX (8)



FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

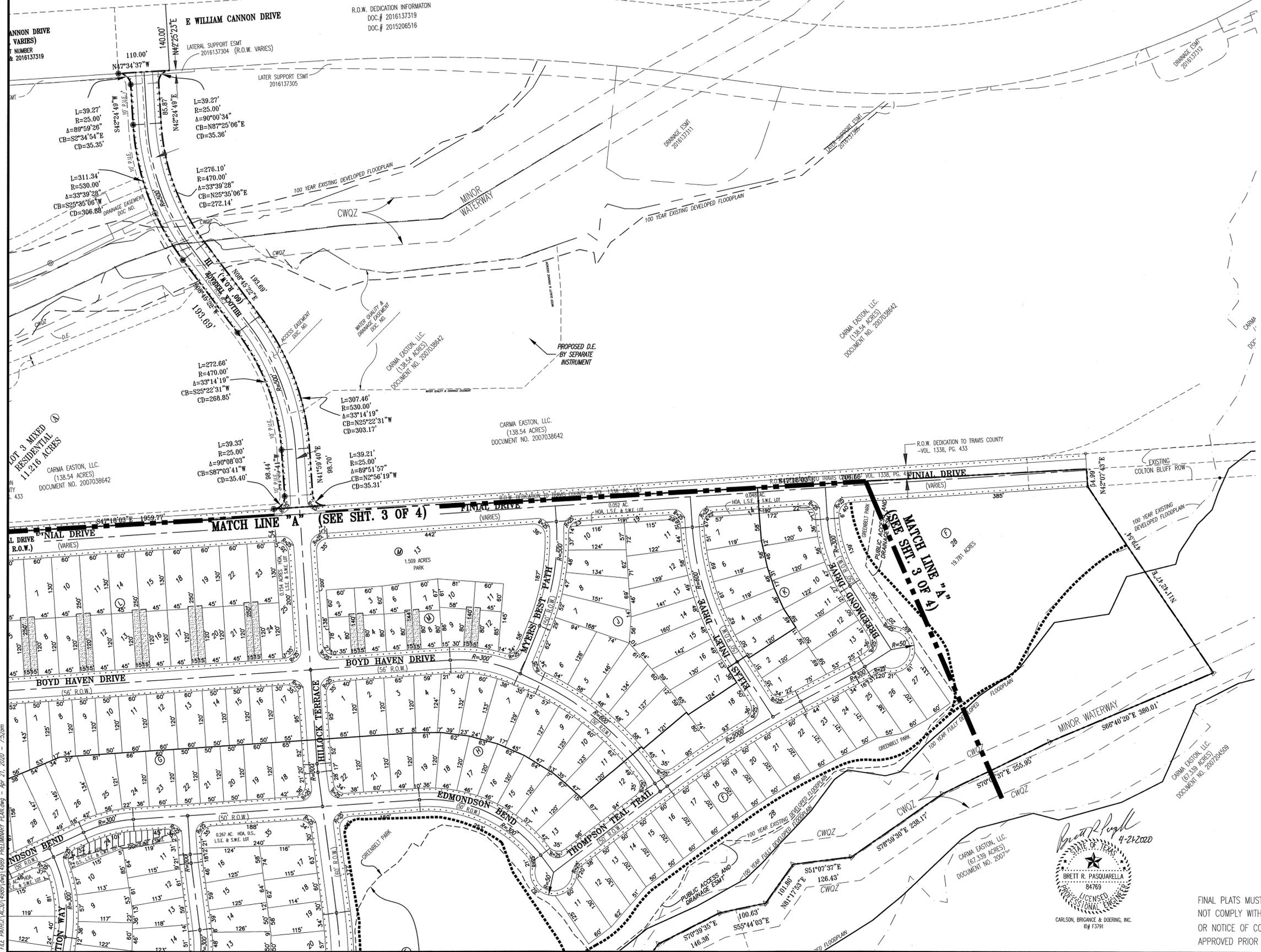
Carlson, Brigrance & Doering, Inc.  
FIRM ID #13791  
Civil Engineering Surveying  
5801 West William Cannon  
Austin, Texas 78748  
Phone No. (512) 286-5160 Fax No. (512) 286-5165

**CD**

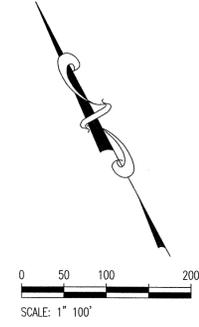
SHEET	PRELIMINARY PLAN 100 SCALE (1 OF 2)	DATE	JANUARY 2019
DESIGNED BY:	BRP	DRAWN BY:	JSL
JOB NAME	EASTON PARK 3A	PROJECT	PRELIMINARY PLAN
JOB NUMBER	4989	SHEET	3 OF 4

C8J-2018-0105

# EASTON PARK 3A PRELIMINARY PLAN



LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	CWQZ
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	SIDEWALK LOCATION
---	TRAIL SYSTEM
1	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
○	W.L.E.
○	W.W.E.
○	ELEC.E.
○	P.U.E.
○	E.U.E.
○	L.S.E.
○	D.E.
○	A.E.
○	S.W.E.
○	V.F.S.
471.00	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL
MB	JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT 2'X8' CLUSTER MAIL BOX (8)



Carlson, Brigrance & Doering, Inc.  
FIRM ID #13791  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78748  
Phone No. (512) 286-5100 Fax No. (512) 286-5105

**CBD**

JANUARY 2019

DESIGNED BY: BRP  
DRAFTED BY: JSL

SHEET: PRELIMINARY PLAN 100 SCALE (2 OF 2)  
PROJECT: EASTON PARK 3A  
PRELIMINARY PLAN

JOB NUMBER: 4989  
SHEET: 4 OF 4

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



B-13

# Property Profile

## Easton Park 3A Preliminary Plan

C8J-2018-0105

6 of 6

### Legend

#### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

#### TCAD Parcels

#### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

#### Subdivision Review Cases (All



1: 9,600



0.3 0 0.15 0.3 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

5-13-20

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

### Notes

Easton Park 3A Preliminary Plan  
C8J-2018-01015