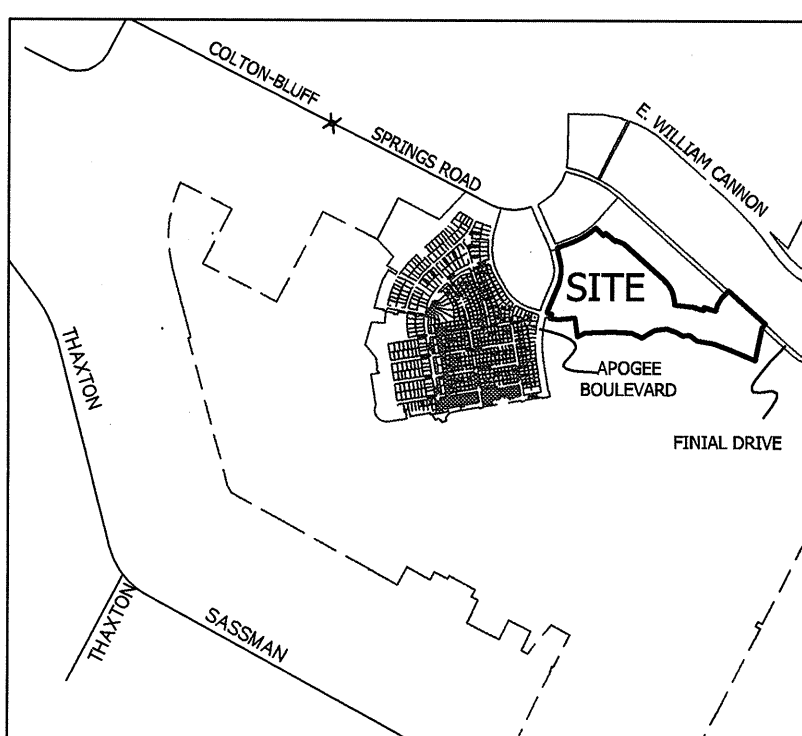


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0105.1A**P.C. DATE:** August 25, 2020**SUBDIVISION NAME:** Easton Park Section 3A, Phase 1 Final Plat**AREA:** 59.067 acres**LOT(S):** 182**OWNER/APPLICANT:** Carma Easton , LLC  
(Matthew McCafferty)**AGENT:** Carlson, Brigance, and Doering, Inc  
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Moonbeam and Apogee**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 Section 3A, Phase 1 Final Plat. This is a final plat out of an approved preliminary plan. The plat is comprised of 182 lots on 59.067 acres, proposing 174 residential lots and 8 other lots for greenbelt/open space/landscape/drainage easement, and approximately 8,478 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 is in compliance with the PUD. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat 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, SECTION 3A, PHASE 1*

## 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 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.



**CASE NO. C8J-2018-0105.1A**  
**SHEET NO. 1 OF 8**





# EASTON PARK, SECTION 3A, PHASE 1

SCALE: 1" = 100'

## LEGEND

- △ MAG NAIL SET
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- ⑫ LOT NUMBER
- ⑫ BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (J.U.A.E.)
- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN



DATE: JULY 31, 2020

OWNER:  
CARMA EASTON, LLC.  
11501 ALTERRA PARKWAY, SUITE 100  
AUSTIN, TEXAS 78758  
PHONE: 512-391-1330  
FAX: 512-391-1333

ENGINEER AND SURVEYOR:  
CARLSON, BRIGRANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

TOTAL ACREAGE: 59.067 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY,  
ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0615J  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 6, 2016

TOTAL OF LOTS :	182
NO. OF SINGLE FAMILY LOTS:	174
NO. OF OPEN SPACE, PUBLIC ACCESS, LANDSCAPE AND DRAINAGE LOTS:	1
NO. L.S.E. & S.W.E. LOTS:	7
NO. OF BLOCKS:	10

TBM 1:  
MAGNETIC NAIL WITH SHINER FOUND IN CONCRETE IN THE SOUTHWEST RIGHT OF WAY LINE OF COLTON BLUFF ROAD, 4'-3600 FEET SOUTHEAST OF THE INTERSECTION OF MCKINNEY FALLS PARKWAY AND COLTON BLUFF ROAD, SAME BEING N18°48'00"W, A DISTANCE OF 1099.5 FEET FROM THE CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF EASTON PARK, SECTION 2B, PHASE 2, HAVING GRID COORDINATES OF N = 10029427.18, E = 3123005.56, ELEVATION = 602.61'

TBM 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 = 614.69'

CASE NO. C8J-2018-0105.1A  
SHEET NO. 2 OF 8

Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon (198,302 ACRES) Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\AC3D\4989\SURVEY\PLAT - EASTON PARK, SECTION 3A-1.dwg



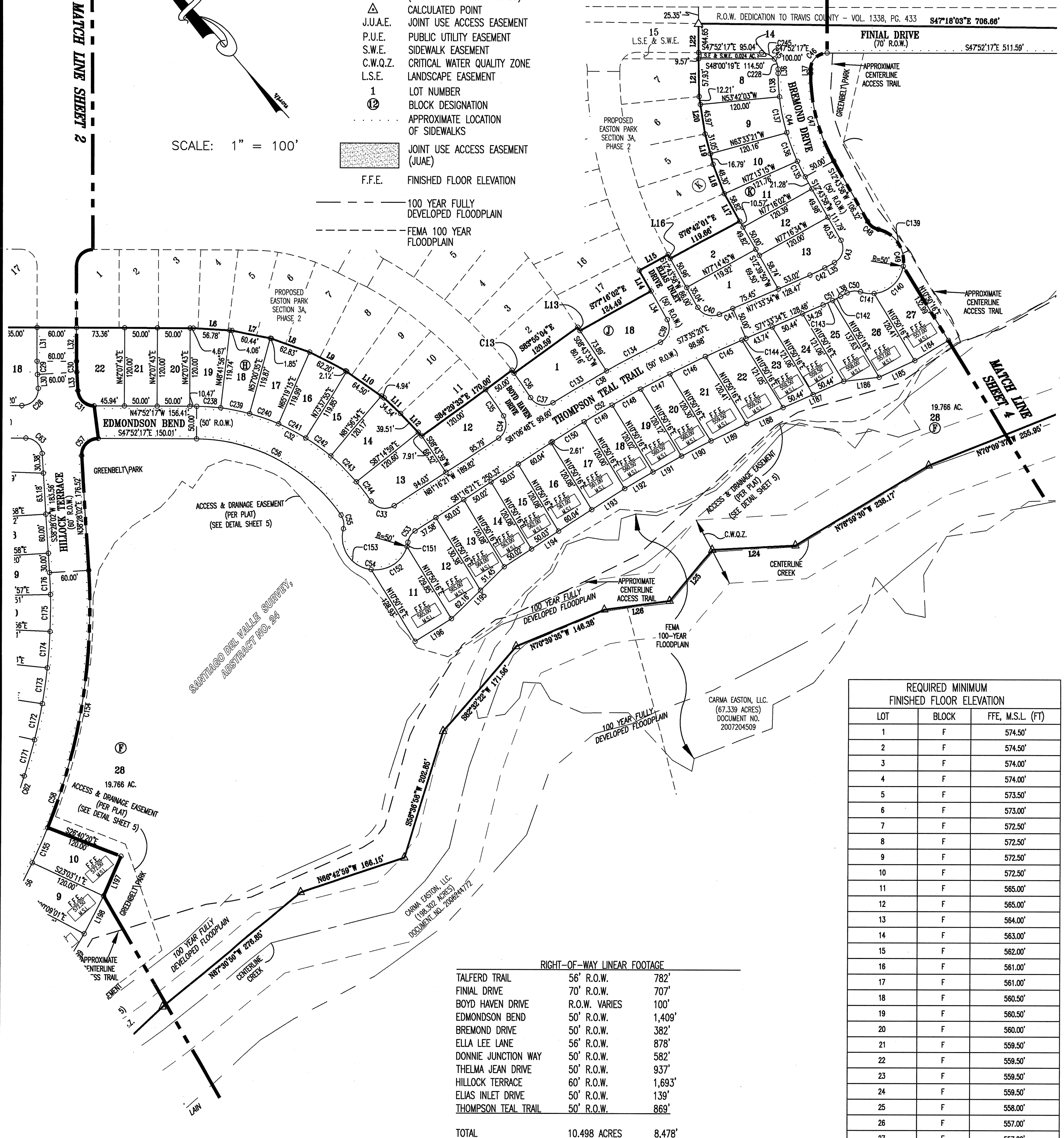
# EASTON PARK, SECTION 3A, PHASE 1

## LEGEND

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- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
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- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- 1 LOT NUMBER
- ⑫ BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)
- F.F.E. FINISHED FLOOR ELEVATION

SCALE: 1" = 100'

CARMA EASTON, LLC.  
(138.54 ACRES)  
DOCUMENT NO. 2007038642



REQUIRED MINIMUM FINISHED FLOOR ELEVATION		
LOT	BLOCK	F.F.E. M.S.L. (FT)
1	F	574.50'
2	F	574.50'
3	F	574.00'
4	F	574.00'
5	F	573.50'
6	F	573.00'
7	F	572.50'
8	F	572.50'
9	F	572.50'
10	F	572.50'
11	F	565.00'
12	F	565.00'
13	F	564.00'
14	F	563.00'
15	F	562.00'
16	F	561.00'
17	F	561.00'
18	F	560.50'
19	F	560.50'
20	F	560.00'
21	F	559.50'
22	F	559.50'
23	F	559.50'
24	F	559.50'
25	F	558.00'
26	F	557.00'
27	F	557.00'

RIGHT-OF-WAY LINEAR FOOTAGE		
TALFERD TRAIL	56' R.O.W.	782'
FINIAL DRIVE	70' R.O.W.	707'
BOYD HAVEN DRIVE	R.O.W. VARIES	100'
EDMONDSON BEND	50' R.O.W.	1,409'
BREMOND DRIVE	50' R.O.W.	382'
ELLA LEE LANE	56' R.O.W.	878'
DONNIE JUNCTION WAY	50' R.O.W.	582'
THELMA JEAN DRIVE	50' R.O.W.	937'
HILLOCK TERRACE	60' R.O.W.	1,693'
ELIAS INLET DRIVE	50' R.O.W.	139'
THOMPSON TEAL TRAIL	50' R.O.W.	869'
TOTAL	10.498 ACRES	8,478'

CASE NO. C8J-2018-0105.1A

SHEET NO. 3 OF 8

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

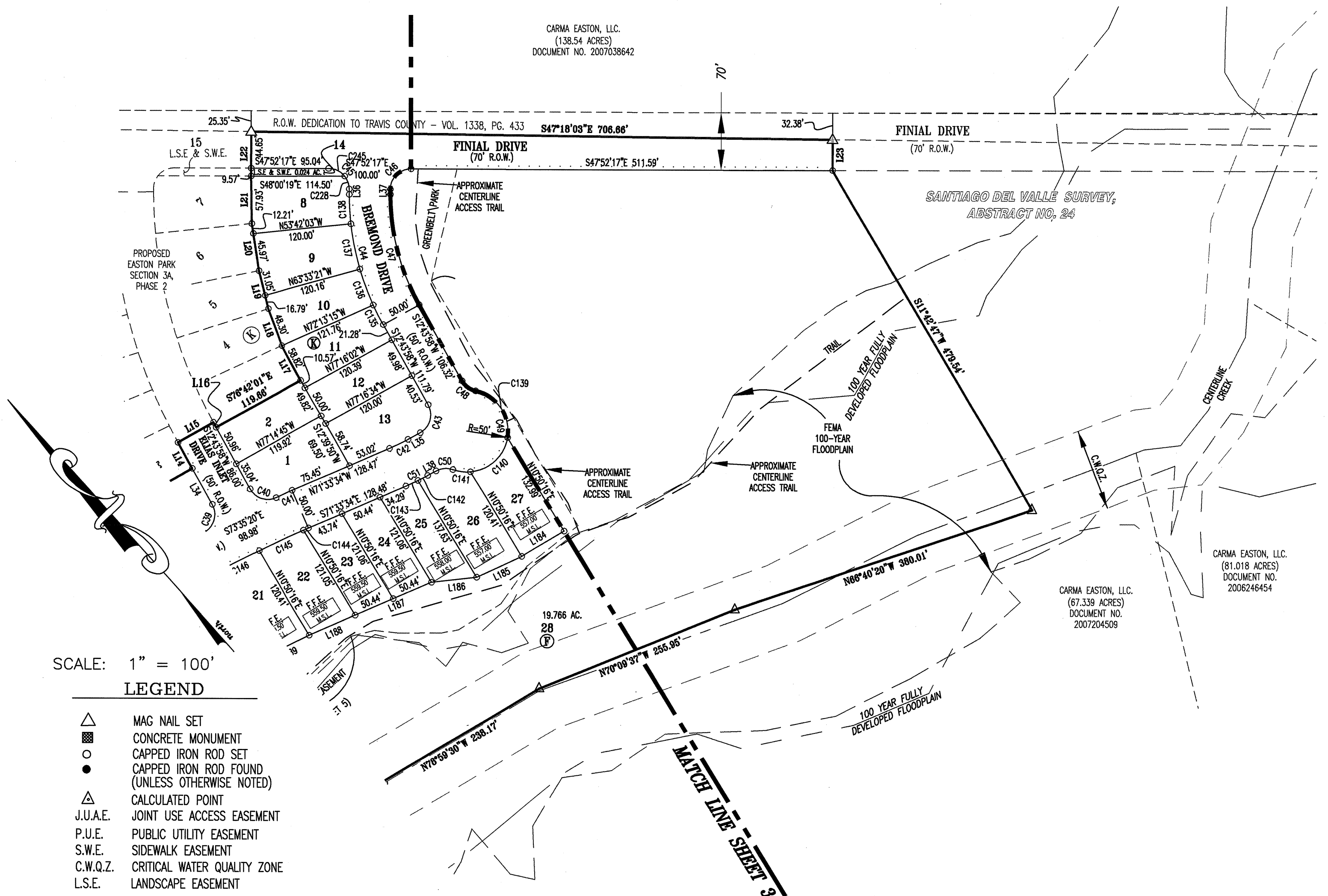
5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165



# EASTON PARK, SECTION 3A, PHASE 1

CARMA EASTON, LLC.  
(138.54 ACRES)  
DOCUMENT NO. 2007038642



SCALE: 1" = 100'

## LEGEND

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- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- 1 LOT NUMBER
- 12 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)
- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN

Line #	Length	Direction
L1	114.23	S82°32'41"W
L2	60.06	N17°01'53"E
L3	28.19	N72°58'03"W
L4	56.00	S46°46'49"E
L5	19.58	N39°33'07"E
L6	60.84	S44°39'48"E
L7	62.29	S36°45'58"E
L8	62.83	S28°42'17"E
L9	62.20	S20°38'55"E
L10	71.56	S12°29'51"E
L11	34.54	S03°55'53"E
L12	47.42	S01°33'07"E
L13	6.27	S08°43'33"W
L14	36.20	N12°43'58"E
L15	50.00	S77°16'02"E
L16	6.91	N12°43'58"E
L17	48.25	N12°56'27"E
L18	48.30	N21°32'54"E
L19	47.84	N27°43'13"E
L20	58.18	N33°11'46"E
L21	57.93	N41°17'19"E
L22	54.23	N42°07'43"E
L23	37.62	S42°07'43"W
L24	126.43	N51°07'37"W

Line #	Length	Direction
L25	101.80	S81°17'53"W
L26	100.63	N55°44'03"W
L27	62.15	S07°28'00"E
L28	70.50	S78°03'23"W
L29	69.25	S78°03'23"W
L30	21.28	N38°28'02"E
L31	51.87	N41°59'40"E
L32	51.73	S41°59'40"W
L33	28.32	S38°28'02"W
L34	50.28	N12°43'58"E
L35	17.02	S78°46'41"E
L36	6.54	N41°59'40"E
L37	6.31	S41°59'40"W
L38	11.55	S78°46'41"E
L39	24.02	N86°20'11"E
L40	32.91	S42°07'43"W
L41	77.37	N50°25'17"E
L42	68.41	S07°28'00"E
L43	77.37	S50°25'17"W
L44	32.91	N42°07'43"E
L45	66.74	N47°52'17"W
L46	31.88	N69°02'30"W
L47	47.93	N69°02'30"W
L48	47.57	S02°25'18"W

Line #	Length	Direction
L49	47.50	S02°25'18"W
L50	47.50	S02°25'18"W
L51	47.50	S02°25'18"W
L52	47.50	S02°25'18"W
L53	47.50	S02°25'18"W
L54	47.50	S02°25'18"W
L55	47.50	S02°25'18"W
L56	47.50	S02°25'18"W
L57	56.36	S02°25'18"W
L58	57.34	S06°29'34"E
L59	47.50	S06°29'34"E
L60	45.00	S75°34'10"W
L61	46.61	S75°34'10"W
L62	48.39	S70°53'10"W
L63	48.60	S70°48'04"W
L64	49.21	S63°23'59"W
L65	47.69	S63°21'13"W
L66	48.55	S57°22'08"W
L67	45.00	S57°19'02"W
L68	48.92	S50°13'05"W
L69	48.59	S48°31'24"W
L70	60.00	S75°34'14"W
L71	60.00	S75°34'06"W
L72	60.00	S70°48'00"W

Line #	Length	Direction
L73	60.00	S70°48'00"W
L74	60.00	S63°21'04"W
L75	59.92	S63°21'08"W
L76	60.00	S57°18'58"W
L77	60.00	N57°18'58"E
L78	60.39	N46°44'52"E
L79	59.92	S46°45'38"W
L80	76.22	S14°25'50"E
L81	80.38	N14°25'50"W
L82	60.00	S14°25'50"E
L83	140.51	N14°25'50"W
L84	80.64	S14°25'50"E
L85	80.35	N15°57'48"W
L86	80.02	N15°57'48"W
L87	81.95	S19°11'56"E
L88	142.02	N19°11'56"W
L89	81.90	S19°11'56"E
L90	80.06	N22°37'52"W
L91	60.11	N22°37'52"W
L92	82.39	N26°38'47"W
L93	142.64	N26°38'47"W
L94	82.70	S26°38'47"E
L95	81.54	N29°17'52"W
L96	60.06	N29°17'52"W

Line #	Length	Direction
L97	83.29	N32°40'58"W
L98	143.39	N32°40'58"W
L99	83.31	S32°40'58"E
L100	80.86	N43°12'46"W
L101	144.38	N43°09'11"W
L102	81.40	S43°02'58"E
L103	75.92	N82°32'01"E
L104	73.74	N82°32'01"E
L105	57.13	N82°32'01"E
L106	2.42	N82°32'01"E
L107	51.59	N81°05'19"E
L108	3.15	N76°56'35"E
L109	55.29	N76°56'35"E
L110	1.97	N72°30'34"E
L111	56.41	N72°30'34"E
L112	0.93	N68°04'40"E
L113	57.45	N68°04'40"E
L114	11.45	N64°01'17"E
L115	37.05	N64°01'17"E
L116	31.93	N60°19'38"E
L117	16.91	S60°19'38"W
L118	40.80	N56°37'56"E
L119	7.92	S56°37'56"W
L120	48.73	N52°56'29"E

Line #	Length	Direction
L121	1.64	N49°22'55"E
L122	50.43	N49°22'55"E
L123	54.43	N49°22'55"E
L124	42.32	N49°22'55"E
L125	23.32	N38°20'56"E
L126	51.91	N38°20'56"E
L127	60.00	N38°20'56"E
L128	58.13	N38°20'56"E
L129	74.13	N38°20'56"E
L130	60.00	N38°20'56"E
L131	59.22	N38°20'56"E
L132	49.60	N49°22'55"E
L133	48.36	N49°22'55"E
L134	50.86	N49°22'55"E
L135	48.73	N52°56'29"E
L136	48.52	N56°37'56"E
L137	48.84	N60°19'38"E
L138	48.50	N64°01'17"E
L139	58.38	N72°30'34"E
L140	58.38	N72°30'34"E
L141	58.44	N76°56'35"E
L142	51.59	N81°05'19"E
L143	49.59	N82°32'01"E
L144	50.00	N82°32'01"E

Line #	Length	Direction
L145	50.00	N82°32'01"E
L146	59.62	N82°32'01"E
L147	53.61	S84°42'13"E
L148	48.03	N85°44'58"E
L149	58.50	N79°42'13"E
L150	23.01	N73°05'55"E
L151	34.85	N73°05'55"E
L152	33.21	N66°29'33"E
L153	25.31	N66°29'33"E
L154	38.52	N60°25'46"E
L155	9.79	N60°25'46"E
L156	44.96	N54°55'40"E
L157	3.68	N54°55'40"E
L158	46.42	N50°39'07"E
L159	11.88	N50°39'07"E
L160	40.85	N46°42'37"E
L161	59.74	N46°42'37"E
L162	22.22	N46°42'37"E
L163	52.86	N37°09'58"E
L164	85.40	N37°09'58"E
L165	62.19	S37°09'58"W
L166	50.01	S37°09'58"W
L167	26.06	S37°09'58"W
L168	24.20	S46°42'37"W

Line #	Length	Direction
L169	48.56	S46°42'37"W
L170	46.46	S46°42'37"W
L171	3.60	S46°42'37"W
L172	46.41	S50°39'07"W
L173	11.89	S50°39'07"W
L174	36.09	S54°55'40"W
L175	12.54	S54°55'40"W
L176	35.59	S60°25'46"W
L177	12.72	S60°25'46"W
L178	45.05	S66°29'33"W
L179	13.47	S66°29'33"W
L180	44.20	S73°05'55"W
L181	13.67	S73°05'55"W
L182	44.11	S79°42'13"W
L183	14.39	S79°42'13"W
L184	60.00	S79°09'15"E
L185	60.34	S73°04'29"E
L186	54.97	S54°36'43"E
L187	100.89	S71°33'34"E
L188	60.47	S72°01'45"E
L189	60.22	S74°16'07"E
L190	50.09	S75°46'22"E
L191	50.03	S77°19'08"E
L192	50.00	S78°51'50"E

Line #	Length	Direction
L193	60.02	S80°33'01"E
L194	160.10	S81°16'21"E
L195	113.61	N87°11'37"E
L196	65.02	S80°30'26"E
L197	66.32	S65°08'15"W
L198	65.08	S68°46'07"W
L199	67.05	S72°25'28"W
L200	66.80	S75°55'16"W
L201	55.34	S78°44'03"W
L202	212.44	S82°31'59"W
L203	68.01	S86°43'16"W
L204	100.00	N71°08'46"W
L205	100.00	S88°11'46"E
L206	100.00	N75°56'21"E
L207	60.00	S20°00'52"E
L208	43.33	S85°44'58"W
L209	4.70	S85°44'58"W
L210	53.61	N84°42'13"W
L211	131.48	N87°34'42"W
L212	120.83	S87°34'42"E
L213	120.83	N87°34'42"W
L214	127.73	S87°34'42"E
L215	132.55	N87°34'42"W
L216	125.59	N87°34'42"W

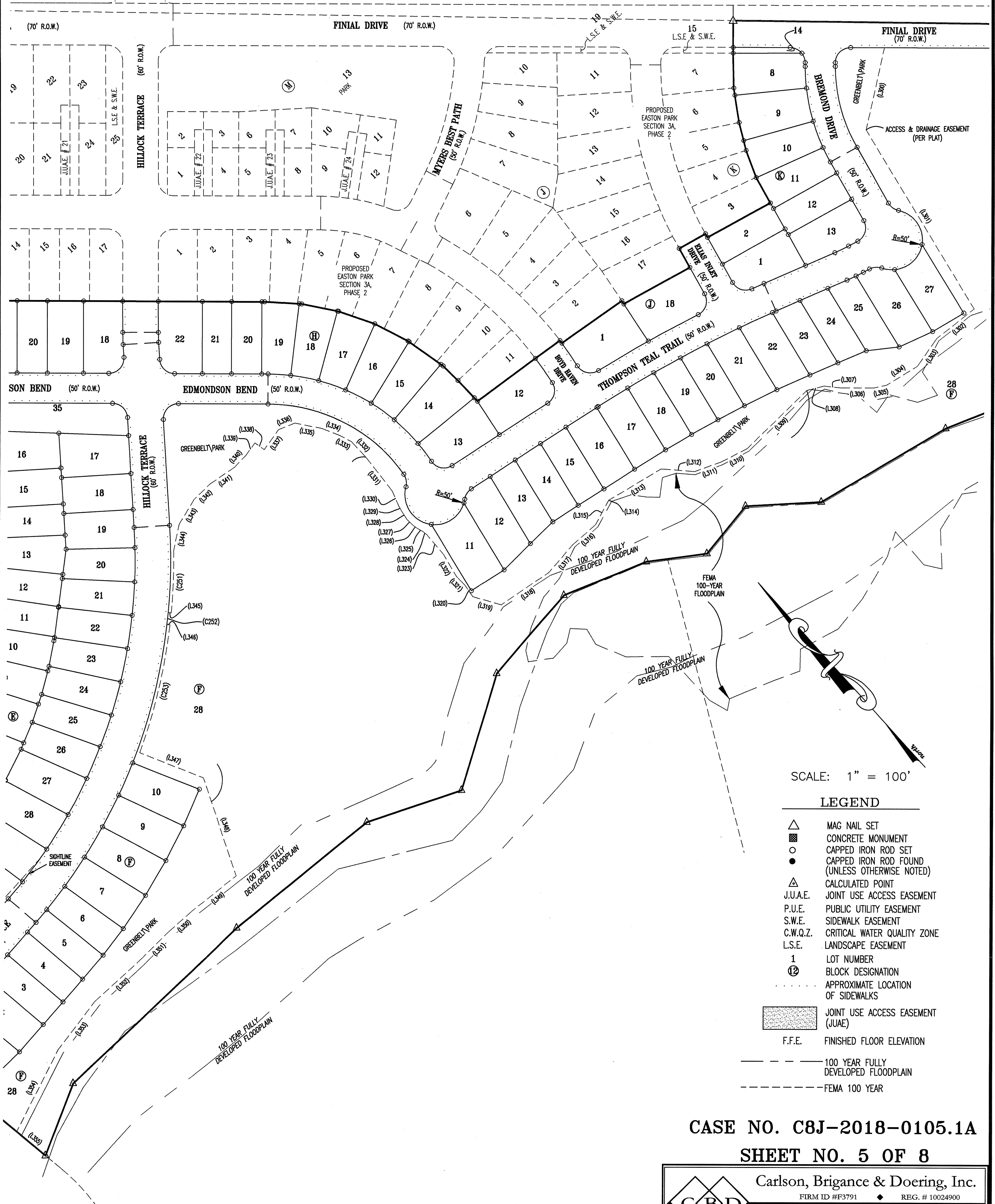
LINE TABLE CONTINUES ON SHEET 7  
**CASE NO. C8J-2018-0105.1A**  
**SHEET NO. 4 OF 8**

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



# EASTON PARK, SECTION 3A, PHASE 1

DRAINAGE EASEMENT DETAIL  
SCALE 1" = 100'




SCALE: 1" = 100'

## LEGEND

- △ MAG NAIL SET
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- 1 LOT NUMBER
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- APPROXIMATE LOCATION OF SIDEWALKS
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- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR

CASE NO. C8J-2018-0105.1A

SHEET NO. 5 OF 8



**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165



EASTON PARK, SECTION 3A, PHASE 1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	22.47	15.00	N52°18'42"W	20.43	13.95	85°50'49"
C2	18.34	470.00	S83°39'45"W	18.33	9.17	2°14'07"
C3	204.71	530.00	N86°23'25"W	203.44	103.64	22°07'47"
C4	21.82	470.00	N74°17'49"W	21.82	10.91	2°39'37"
C5	24.04	15.00	N27°03'23"W	21.55	15.49	91°50'03"
C6	73.73	1432.00	N20°20'06"E	73.73	36.88	2°57'01"
C7	344.27	550.00	N03°52'17"E	338.68	177.99	35°51'52"
C8	41.07	850.00	N15°26'42"W	41.06	20.54	2°46'06"
C9	22.69	15.00	N26°30'45"E	20.59	14.16	86°40'59"
C10	392.17	1035.00	N58°59'59"E	389.83	198.46	21°42'35"
C11	48.40	1172.00	N44°24'10"E	48.39	24.20	2°21'58"
C12	3.19	1228.00	N43°08'43"E	3.19	1.60	0°08'56"
C13	5.57	625.00	S05°26'27"W	5.57	2.79	0°30'40"
C14	179.06	470.00	S86°32'27"E	177.98	90.63	21°49'43"
C15	6.89	530.00	S82°55'02"W	6.89	3.45	0°44'42"
C16	39.60	25.00	N37°54'41"E	35.59	25.33	90°45'24"
C17	191.64	528.00	S02°55'51"W	190.59	96.88	20°47'24"
C18	283.72	472.00	N03°53'31"W	279.47	146.29	34°26'28"
C19	38.49	25.00	N65°12'50"W	34.80	24.23	88°12'10"
C20	115.13	1228.00	N73°22'14"E	115.09	57.61	5°22'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	37.54	25.00	S33°02'05"W	34.11	23.33	86°01'48"
C22	39.22	25.00	S59°00'12"E	35.32	24.95	89°52'50"
C23	623.29	1172.00	N60°49'16"E	615.97	319.20	30°28'15"
C24	135.69	1228.00	N46°23'06"E	135.62	67.91	6°19'51"
C25	43.77	25.00	S00°36'26"E	38.39	29.96	100°18'56"
C26	87.72	275.00	S59°54'12"E	87.35	44.24	18°16'37"
C27	120.09	325.00	N58°27'24"W	119.40	60.74	21°10'13"
C28	40.87	25.00	N85°17'53"E	36.47	26.65	93°39'40"
C29	20.31	330.00	S40°13'51"W	20.31	10.16	3°31'38"
C30	16.62	270.00	S40°13'51"W	16.62	8.31	3°31'38"
C31	37.67	25.00	S04°42'07"E	34.21	23.45	86°20'20"
C32	319.13	325.00	N19°44'28"W	306.46	173.75	56°15'38"
C33	39.12	25.00	S36°26'30"E	35.25	24.85	89°39'42"
C34	38.70	25.00	N54°22'34"E	34.95	24.44	88°42'09"
C35	48.85	575.00	N07°35'28"E	48.83	24.44	4°52'03"
C36	45.31	625.00	N07°46'23"E	45.30	22.66	4°09'13"
C37	39.35	25.00	S35°14'15"E	35.41	25.08	90°10'29"
C38	188.57	2025.00	N77°39'26"W	188.50	94.35	5°20'07"
C39	40.26	25.00	N58°52'18"E	36.05	26.01	92°16'40"
C40	37.05	25.00	S29°43'40"E	33.75	22.88	84°55'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	22.23	2025.00	N71°52'26"W	22.23	11.12	0°37'45"
C42	25.05	275.00	S74°10'07"E	25.04	12.53	5°13'07"
C43	39.48	25.00	N57°58'39"E	35.51	25.21	90°29'22"
C44	165.98	325.00	S27°21'49"W	164.18	84.84	29°15'42"
C45	39.21	25.00	N02°56'19"W	35.31	24.94	89°51'57"
C46	39.33	25.00	S87°03'41"W	35.40	25.06	90°08'03"
C47	140.45	275.00	S27°21'49"W	138.92	71.79	29°15'42"
C48	21.03	25.00	S11°21'44"E	20.41	11.18	48°11'23"
C49	163.07	50.00	N57°58'39"E	99.82	833.16	186°52'07"
C50	21.03	25.00	N52°40'59"W	20.41	11.18	48°11'23"
C51	29.60	325.00	S74°10'07"E	29.59	14.81	5°13'07"
C52	334.82	1975.00	N76°24'58"W	334.42	167.81	9°42'48"
C53	21.03	25.00	S74°37'57"W	20.41	11.18	48°11'23"
C54	162.79	50.00	S36°11'17"E	99.84	873.97	186°32'55"
C55	21.91	25.00	N31°58'36"E	21.22	11.72	50°13'09"
C56	262.73	275.00	N20°30'08"W	252.85	142.36	54°44'19"
C57	40.87	25.00	S85°17'53"W	36.47	26.65	93°39'40"
C58	715.26	930.00	N60°30'01"E	697.76	376.37	44°03'57"
C59	35.18	530.00	N84°26'05"E	35.18	17.60	3°48'12"
C60	37.61	25.00	S50°33'55"E	34.16	23.39	86°11'49"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	31.20	470.00	N84°26'05"E	31.19	15.61	3°48'12"
C62	669.11	870.00	N60°30'01"E	652.74	352.08	44°03'57"
C63	37.67	25.00	N04°42'07"W	34.21	23.45	86°20'20"
C64	39.27	25.00	S87°07'43"W	35.36	25.00	90°00'00"
C65	17.57	275.00	S40°17'53"W	17.57	8.79	3°39'40"
C66	67.81	325.00	N44°26'40"E	67.68	34.03	11°57'15"
C67	524.10	675.00	N72°39'54"E	511.03	276.06	44°29'13"
C68	37.37	25.00	S52°04'58"W	33.99	23.17	85°39'03"
C69	137.77	472.00	S00°53'43"W	137.29	69.38	16°43'27"
C70	43.51	25.00	S36°32'06"E	38.23	29.65	99°43'39"
C71	471.02	625.00	N72°00'41"E	459.95	247.33	43°10'47"
C72	57.38	275.00	N44°26'40"E	57.27	28.79	11°57'15"
C73	20.77	325.00	S40°17'53"W	20.76	10.39	3°39'40"
C74	39.27	25.00	N02°52'17"W	35.36	25.00	90°00'00"
C75	101.61	275.00	N58°27'24"W	101.03	51.39	21°10'13"
C76	37.18	25.00	S68°20'53"W	33.85	23.00	85°13'13"
C77	162.41	325.00	N40°03'14"E	160.73	82.94	28°37'55"
C78	208.88	325.00	N72°46'57"E	205.31	108.19	36°49'30"
C79	36.25	25.00	S49°39'22"W	33.16	22.15	83°04'40"
C80	48.02	528.00	N10°43'23"E	48.01	24.03	5°12'41"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	38.06	25.00	S45°52'52"E	34.49	23.82	87°14'01"
C82	173.42	275.00	N72°26'10"E	170.56	89.70	36°07'56"
C83	128.21	275.00	N41°00'49"E	127.05	65.29	26°42'46"
C84	42.19	25.00	N20°41'32"W	37.36	28.11	96°41'57"
C85	124.37	325.00	S58°04'45"E	123.61	62.95	21°55'31"
C86	34.33	25.00	N86°27'21"W	31.70	20.49	78°40'43"
C87	249.29	1228.00	N60°01'14"E	248.86	125.07	11°37'52"
C88	37.99	25.00	S22°18'06"W	34.44	23.75	87°04'07"
C89	174.80	528.00	N11°44'55"W	174.00	88.21	18°58'06"
C90	12.77	470.00	S85°33'29"W	12.77	6.38	1°33'23"
C91	3.41	25.00	N79°23'06"E	3.40	1.71	7°48'34"
C93	30.89	528.00	S05°47'27"E	30.88	15.45	3°21'07"
C94	47.63	528.00	S01°31'50"E	47.61	23.83	5°10'07"
C95	12.50	528.00	S01°43'55"W	12.50	6.25	1°21'24"
C96	12.50	528.00	S03°05'18"W	12.50	6.25	1°21'24"
C97	47.63	528.00	S06°21'03"W	47.61	23.83	5°10'06"
C98	40.49	528.00	S11°07'55"W	40.48	20.25	4°23'37"
C99	28.61	472.00	N11°35'32"E	28.60	14.31	3°28'22"
C100	12.59	472.00	N09°05'32"E	12.59	6.29	1°31'40"
C101	12.55	472.00	N07°33'59"E	12.55	6.28	1°31'25"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C102	65.58	472.00	N02°49'27"E	65.53	32.85	7°57'41"
C103	68.44	472.00	N05°18'38"W	68.38	34.28	8°18'29"
C104	12.53	472.00	N10°13'29"W	12.53	6.26	1°31'14"
C105	12.55	472.00	N11°44'49"W	12.55	6.28	1°31'26"
C106	48.10	472.00	N15°25'43"W	48.08	24.07	5°50'22"
C107	22.77	472.00	N19°43'49"W	22.77	11.39	2°45'51"
C108	25.28	25.00	S43°02'07"E	24.22	13.84	57°56'41"
C109	13.93	25.00	S87°58'32"E	13.76	7.15	31°56'09"
C110	41.31	1172.00	N75°02'48"E	41.31	20.66	2°01'11"
C111	52.96	1172.00	N72°44'32"E	52.95	26.48	2°35'20"
C112	15.00	1172.00	N71°04'52"E	15.00	7.50	0°44'00"
C113	15.00	1172.00	N70°20'52"E	15.00	7.50	0°44'00"
C114	53.43	1172.00	N68°40'30"E	53.43	26.72	2°36'44"
C115	54.88	1172.00	N66°01'39"E	54.87	27.44	2°40'59"
C116	15.00	1172.00	N64°19'09"E	15.00	7.50	0°44'00"
C117	15.00	1172.00	N63°35'09"E	15.00	7.50	0°44'00"
C118	51.49	1172.00	N61°57'39"E	51.48	25.75	2°31'01"
C119	53.40	1172.00	N59°23'49"E	53.40	26.70	2°36'38"
C120	15.00	1172.00	N57°43'30"E	15.00	7.50	0°44'00"
C121	15.00	1172.00	N56°59'30"E	15.00	7.50	0°44'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C122	45.02	1172.00	N55°31'28"E	45.02	22.52	2°12'04"
C123	43.60	1172.00	N53°21'29"E	43.60	21.80	2°07'53"
C124	53.77	1172.00	N50°58'41"E	53.76	26.89	2°37'43"
C125	15.01	1172.00	N49°17'49"E	15.01	7.51	0°44'02"
C126	15.01	1172.00	N48°33'47"E	15.01	7.50	0°44'01"
C127	53.40	1172.00	N46°53'27"E	53.39	26.70	2°36'38"
C128	63.53	1228.00	N44°33'10"E	63.52	31.77	2°57'50"
C129	75.35	1228.00	N47°47'34"E	75.34	37.69	3°30'56"
C130	41.99	325.00	N65°20'25"W	41.96	21.03	7°24'12"
C131	55.88	325.00	N56°42'46"W	55.81	28.01	9°51'05"
C132	22.21	325.00	N49°49'45"W	22.21	11.11	3°54'56"
C133	95.21	2025.00	N78°58'40"W	95.20	47.61	2°41'38"
C134	93.36	2025.00	N76°18'37"W	93.35	46.69	2°38'30"
C135	26.86	325.00	S15°06'01"W	26.85	13.44	4°44'07"
C136	46.78	325.00	S21°35'28"W	46.74	23.43	8°14'47"
C137	56.38	325.00	S30°41'05"W	56.31	28.26	9°56'25"
C138	35.96	325.00	S38°49'28"W	35.94	18.00	6°20'23"
C139	75.62	50.00	N07°52'22"E	68.62	47.17	86°39'33"
C140	65.99	50.00	N89°00'37"E	61.30	38.79	75°36'56"
C141	21.46	50.00	S48°53'06"E	21.30	10.90	24°35'38"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C142	13.50	325.00	S75°35'18"E	13.49	6.75	2°22'45"
C143	16.11	325.00	S72°58'45"E	16.10	8.05	2°50'22"
C144	6.70	1975.00	N71°39'24"W	6.70	3.35	0°11'40"
C145	60.39	1975.00	N72°37'47"W	60.39	30.20	1°45'07"
C146	60.21	1975.00	N74°22'45"W	60.21	30.11	1°44'48"
C147	50.08	1975.00	N75°58'45"W	50.08	25.04	1°27'10"
C148	50.02	1975.00	N77°25'52"W	50.02	25.01	1°27'04"
C149	50.00	1975.00	N78°52'55"W	50.00	25.00	1°27'02"
C150	57.41	1975.00	N80°26'24"W	57.40	28.70	1°39'55"
C151	6.61	50.00	N54°19'20"E	6.60	3.31	7°34'08"
C152	70.82	50.00	S81°19'02"E	65.05	42.82	81°09'09"
C153	85.37	50.00	S08°10'22"W	75.37	57.34	97°49'38"
C154	403.52	930.00	N50°53'51"E	400.37	204.99	24°51'38"
C155	58.75	930.00	N65°08'15"E	58.74	29.38	3°37'09"
C156	59.01	930.00	N68°45'53"E	58.00	29.51	3°38'07"
C157	58.70	930.00	N72°23'27"E	58.69	29.36	3°37'00"
C158	58.64	930.00	N76°00'19"E	58.63	29.33	3°36'45"
C159	48.99	930.00	N79°19'14"E	48.98	24.50	3°01'04"
C160	27.65	930.00	N81°40'53"E	27.65	13.83	1°42'13"
C161	28.48	530.00	N84°04'21"E	28.47	14.24	3°04'43"



EASTON PARK, SECTION 3A, PHASE 1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C181	48.43	675.00	N53°08'01"E	48.42	24.22	4°06'38"
C181	48.43	675.00	S53°08'01"W	48.42	24.22	4°06'38"
C182	48.57	675.00	N57°15'02"E	48.56	24.30	4°07'22"
C182	48.57	675.00	S57°15'02"W	48.56	24.30	4°07'22"
C183	58.29	675.00	N61°47'09"E	58.27	29.16	4°56'53"
C183	58.29	675.00	S61°47'09"W	58.27	29.16	4°56'53"
C184	58.29	675.00	N66°44'02"E	58.27	29.16	4°56'53"
C184	58.29	675.00	S66°44'02"W	58.27	29.16	4°56'53"
C185	48.57	675.00	N71°16'09"E	48.56	24.30	4°07'22"
C185	48.57	675.00	S71°16'09"W	48.56	24.30	4°07'22"
C186	48.57	675.00	N75°23'31"E	48.56	24.30	4°07'22"
C186	48.57	675.00	S75°23'31"W	48.56	24.30	4°07'22"
C187	48.57	675.00	N79°30'54"E	48.56	24.30	4°07'22"
C187	48.57	675.00	S79°30'54"W	48.56	24.30	4°07'22"
C188	48.57	675.00	N83°38'16"E	48.56	24.30	4°07'22"
C188	48.57	675.00	S83°38'16"W	48.56	24.30	4°07'22"
C189	63.41	675.00	N88°23'25"E	63.38	31.73	5°22'56"
C189	63.41	675.00	S88°23'25"W	63.38	31.73	5°22'56"
C190	45.08	675.00	S87°00'18"E	45.08	22.55	3°49'37"
C190	45.08	675.00	N87°00'18"W	45.08	22.55	3°49'37"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C191	118.74	472.00	S02°03'02"W	118.43	59.69	14°24'50"
C192	19.03	472.00	S06°18'42"E	19.03	9.52	2°18'37"
C193	62.92	625.00	S89°16'58"E	62.89	31.49	5°46'05"
C193	62.92	625.00	S89°16'58"E	62.89	31.49	5°46'05"
C194	70.26	625.00	N84°36'46"E	70.22	35.17	6°26'28"
C194	70.26	625.00	N84°36'46"E	70.22	35.17	6°26'28"
C195	71.55	625.00	N78°06'45"E	71.51	35.81	6°33'33"
C195	71.55	625.00	N78°06'45"E	71.51	35.81	6°33'33"
C196	71.41	625.00	N71°33'35"E	71.37	35.74	6°32'48"
C196	71.41	625.00	N71°33'35"E	71.37	35.74	6°32'48"
C197	71.54	625.00	N65°00'27"E	71.50	35.81	6°33'29"
C197	71.54	625.00	N65°00'27"E	71.50	35.81	6°33'29"
C198	59.60	625.00	N58°59'48"E	59.57	29.82	5°27'48"
C198	59.60	625.00	N58°59'48"E	59.57	29.82	5°27'48"
C199	60.25	625.26	N53°30'12"E	60.22	30.15	5°31'15"
C199	60.25	625.00	N53°30'12"E	60.22	30.15	5°31'23"
C200	3.49	625.00	N50°34'54"E	3.49	1.75	0°19'13"
C200	3.49	625.00	N50°34'54"E	3.49	1.75	0°19'13"
C201	31.99	275.00	N47°05'20"E	31.97	16.01	6°39'56"
C202	25.38	275.00	N41°06'42"E	25.37	12.70	5°17'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C203	12.14	325.00	N26°48'29"E	12.14	6.07	2°08'26"
C204	57.10	325.00	N32°54'43"E	57.03	28.63	10°04'02"
C205	56.66	325.00	N42°56'24"E	56.59	28.40	9°58'19"
C206	36.51	325.00	N51°09'08"E	36.49	18.27	6°26'08"
C207	15.55	325.00	N55°44'27"E	15.55	7.78	2°44'31"
C208	45.66	325.00	N61°08'13"E	45.62	22.87	8°03'00"
C209	48.83	325.00	N69°27'58"E	48.78	24.46	8°36'31"
C210	58.44	325.00	N78°55'18"E	58.36	29.30	10°18'10"
C211	40.40	325.00	N87°38'03"E	40.37	20.23	7°07'19"
C212	52.82	275.00	N84°59'59"E	52.74	26.49	11°00'18"
C213	76.60	275.00	N71°31'02"E	76.36	38.55	15°57'37"
C214	44.00	275.00	N58°57'13"E	43.95	22.05	9°10'01"
C215	40.00	275.00	N50°12'09"E	39.97	20.04	8°20'06"
C216	81.44	275.00	N37°33'05"E	81.14	41.02	16°58'02"
C217	6.77	275.00	N28°21'45"E	6.77	3.38	1°24'38"
C218	33.34	25.00	N85°19'34"W	30.93	19.68	76°25'08"
C219	0.99	25.00	S55°20'05"W	0.99	0.49	2°15'35"
C220	54.90	1228.00	N55°29'08"E	54.90	27.45	2°33'41"
C221	59.00	1228.00	N58°08'34"E	58.99	29.51	2°45'10"
C222	49.06	1228.00	N60°39'49"E	49.06	24.53	2°17'20"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C223	49.62	1228.00	N62°57'57"E	49.62	24.82	2°18'55"
C224	36.70	1228.00	N64°58'47"E	36.70	18.35	1°42'44"
C225	88.06	528.00	N16°27'18"W	87.96	44.13	9°33'20"
C226	86.74	528.00	N06°58'15"W	86.64	43.47	9°24'46"
C228	16.91	25.00	N22°37'10"E	16.59	8.79	38°44'59"
C229	21.21	25.00	S51°44'39"W	20.58	11.29	48°36'41"
C230	16.33	25.00	S08°43'44"W	16.04	8.47	37°25'08"
C231	18.08	550.00	N20°51'44"E	18.08	9.04	1°52'59"
C232	61.94	550.00	N16°41'39"E	61.91	31.00	6°27'11"
C233	60.60	550.00	N10°18'40"E	60.57	30.33	6°18'48"
C234	60.28	550.00	N04°00'52"E	60.25	30.17	6°16'47"
C235	59.65	550.00	N02°13'56"W	59.62	29.85	6°12'49"
C236	44.55	550.00	N07°39'33"W	44.53	22.29	4°38'26"
C237	39.18	550.00	N12°01'12"W	39.17	19.60	4°04'53"
C238	37.27	325.00	N44°35'11"W	37.25	18.65	6°34'13"
C239	47.14	325.00	N37°08'44"W	47.10	23.61	8°18'40"
C240	47.14	325.00	N28°50'05"W	47.10	23.61	8°18'40"
C241	47.14	325.00	N20°31'25"W	47.10	23.61	8°18'40"
C242	47.14	325.00	N12°12'45"W	47.10	23.61	8°18'40"
C243	56.30	325.00	N03°05'39"W	56.23	28.22	9°55'34"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C244	36.98	325.00	N05°07'44"E	36.97	18.51	6°31'13"
C245	22.30	25.00	N22°18'48"W	21.57	11.96	51°06'58"

JOINT USE ACCESS EASEMENTS				
NUMBER	STREET NAME	LOTS SERVED	BLOCK	DOCUMENT NUMBER
1	ELLA LEE LANE	1-4	A	
2	ELLA LEE LANE	5-8	A	
3	ELLA LEE LANE	9-12	A	
4	ELLA LEE LANE	13-16	A	
5	ELLA LEE LANE	17-20	A	
6	ELLA LEE LANE	21-24	A	
7	TALFERD TRAIL	1-4	B	
8	TALFERD TRAIL	5-8	B	
9	TALFERD TRAIL	9-12	B	
10	TALFERD TRAIL	13-16	B	
11	TALFERD TRAIL	17-20	B	

Easement Line Table		
Line #	Length	Direction
(L300)	140.11	S54°41'24"W
(L301)	346.59	S11°11'31"W
(L302)	79.19	N86°56'07"W
(L303)	55.90	S76°36'05"W
(L304)	59.79	N80°00'00"W
(L305)	21.54	N59°14'08"W
(L306)	52.85	N48°07'28"W
(L307)	28.52	N41°50'19"W
(L308)	29.43	N62°02'57"W
(L309)	138.47	S87°39'15"W
(L310)	49.74	N74°59'17"W
(L311)	46.39	N67°56'31"W
(L312)	55.09	N43°28'01"W
(L313)	100.11	N79°15'07"W
(L314)	0.93	N84°03'39"W
(L315)	45.71	S89°25'32"W
(L316)	50.88	N90°00'00"W
(L317)	61.12	S82°45'16"W
(L318)	94.58	N82°21'55"W
(L319)	49.29	N31°58'41"W
(L320)	24.17	N07°05'23"E

Easement Line Table		
Line #	Length	Direction
(L321)	18.69	N02°16'57"W
(L322)	43.85	N11°18'19"E
(L323)	43.19	N01°31'33"E
(L324)	6.94	N10°14'55"W
(L325)	10.13	N16°31'42"W
(L326)	10.43	N13°17'52"W
(L327)	14.02	N03°22'05"W
(L328)	16.06	N09°10'09"E
(L329)	9.98	N13°21'17"E
(L330)	26.27	N18°57'48"E
(L331)	72.21	N03°52'31"E
(L332)	34.38	N00°14'42"W
(L333)	20.32	N18°58'02"W
(L334)	33.64	N26°47'14"W
(L335)	45.21	N36°42'51"W
(L336)	28.94	N70°12'11"W
(L337)	40.73	S77°08'06"W
(L338)	19.27	N12°51'54"W
(L339)	24.28	S77°08'06"W
(L340)	28.12	S84°44'02"W
(L341)	51.09	N81°34'03"W


Easement Line Table		
Line #	Length	Direction
(L342)	37.56	S87°48'13"W
(L343)	47.59	S72°20'42"W
(L344)	44.30	S53°52'57"W
(L345)	5.00	N42°34'05"W
(L346)	5.00	S41°20'10"E
(L347)	114.35	S26°40'20"E
(L348)	172.73	S22°52'55"W
(L349)	94.12	N86°01'25"W
(L350)	54.11	N90°00'00"W
(L351)	60.84	S87°19'14"W
(L352)	106.71	S89°19'43"W
(L353)	100.58	S79°05'20"W
(L354)	153.02	S68°27'33"W
(L355)	62.10	S08°04'04"E
(L356)	231.31	S84°40'37"W
(L357)	174.16	S04°27'11"W
(L358)	235.11	N57°14'33"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C246)	10.70	25.00	N71°01'40"E	10.62	5.43	2°43'27"
(C247)	100.39	472.43	N88°39'50"E	100.20	50.38	12°10'30"
(C248)	23.90	25.00	N36°38'27"E	23.00	12.95	54°46'01"
(C249)	25.71	25.00	N81°29'33"E	24.60	14.12	58°55'54"
(C250)	24.18	25.00	S20°10'02"E	23.25	13.13	55°24'31"
(C251)	103.94	935.00	S44°14'50"W	103.89	52.02	6°22'10"
(C252)	20.00	930.00	S48°02'52"W	19.99	10.00	1°13'55"
(C253)	219.30	935.00	S55°22'59"W	218.79	110.15	13°26'18"

Line Table		
Line #	Length	Direction
L217	126.55	S87°34'42"E
L218	129.14	N87°34'42"W
L219	130.86	N83°30'26"E
L220	128.82	S83°30'26"W
L221	43.76	S42°21'36"W
L222	47.16	S56°23'26"W
L223	50.03	S56°23'26"W
L224	50.03	S56°23'26"W
L225	46.37	S56°23'26"W
L226	47.55	S88°13'55"W
L227	58.15	S78°36'51"W

LINE TABLE CONTINUED FROM SHEET 4

CASE NO. C8J-2018-0105.1A  
SHEET NO. 7 OF 8



Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



# EASTON PARK, SECTION 3A, PHASE 1

THE STATE OF TEXAS :

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS :

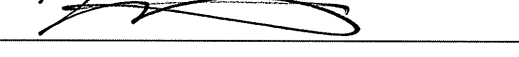
THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF AN 86.535 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 232.233 ACRE TRACT OF LAND CONVEYED TO JONA 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.,

DO HEREBY SUBDIVIDE 59.067 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 3A 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 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 12 DAY OF August, 2020

NOTARY PUBLIC IN AND FOR THE TRAVIS COUNTY,  
TEXAS

  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

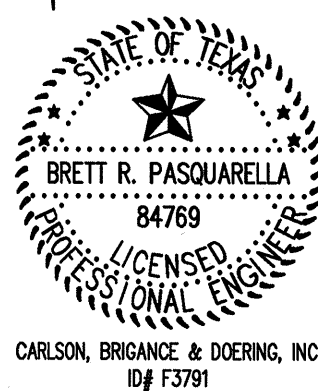
I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT 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) # 48453C0615J, TRAVIS COUNTY, TEXAS, DATED JANUARY 16, 2016, COMMUNITY #481026.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: XXX' M.S.L.

CERTIFIED TO THIS THE 11 DAY OF August, 2020, A.D.

  
BRETT R. PASQUARELLA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 84769 - STATE OF TEXAS  
CARLSON, BRIGANCE & DOERING, INC.  
TX FIRM NO. F-3791  
5501 W. WILLIAM CANNON BLVD.  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

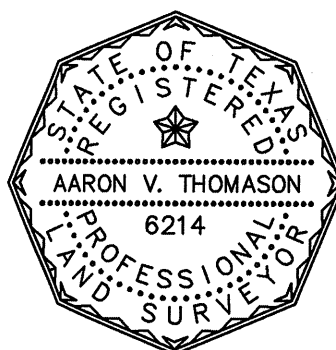
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, AARON V. THOMASON, 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 OF THE CITY OF AUSTIN CODE AND 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.

CERTIFIED TO THIS THE 11 DAY OF August, 2020, A.D.

  
AARON V. THOMASON, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6214 - STATE OF TEXAS  
CARLSON, BRIGANCE & DOERING, INC.  
5501 W. WILLIAM CANNON BLVD  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160



### 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 DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

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

DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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

### 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 STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
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 INFRASTRUCTURES, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
6. 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 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. THE UTILITY PROVIDERS OF THIS SUBDIVISION ARE AS FOLLOWS:  
ELECTRIC SERVICE - BLUEBONNET ELECTRIC COOPERATIVE, INC.  
WATER AND WASTEWATER - CITY OF AUSTIN  
GAS - TEXAS GAS
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 REPLATING 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 AND THE CITY OF AUSTIN.
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 AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

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, CITY OF AUSTIN, AND PUD STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TALFERD TRAIL, FINAL DRIVE, BOYD HAVEN DRIVE, EDMONDSON BEND, ELA LEE LANE, DONNIE JUNCTION WAY, THELMA JEAN DRIVE, HILLOCK TERRACE, THOMPSON TEAL TRAIL, ELLAS INLET DRIVE, AND BREMOND DRIVE. 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. 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.

16. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.

17. THE OWNER OR ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENTS OF TAXES FOR LOTS 25 & 26, BLOCK A, LOT 37, BLOCK B, LOT 13, BLOCK C, LOT 24, BLOCK D, LOT 35, BLOCK E, LOT 14, BLOCK K, LOT 28, BLOCK F. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES.

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

19. DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.

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

21. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. \_\_\_\_\_ O.P.R.T.C.T.

24. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

25. 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.

26. PARKLAND DEDICATION FOR 174 RESIDENTIAL UNITS IS SATISFIED PER ORDINANCE No. 20151217-080 BY THE PARKLAND DEDICATION OF LAND. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PLAT AS LOT 28, BLOCK F.

27. PRIOR TO ANY DEVELOPMENT A CITY OF AUSTIN PERMIT WILL BE REQUIRED.

28. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL AMOUNTS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

29. A WAIVER FROM A REQUIREMENT TO THE 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 COVENANT CONDITIONS AND RESTRICTIONS FOR THE EASTON PARK PROPERTY ARE RECORDED IN DOCUMENT NO. 2015030792, AND AMENDED IN DOC. NO.'S 2015192016 AND 2016027307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

31. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE EASTON PARK SECTION 3A PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

32. THE DRIVEWAYS ALONG TALFERD TRAIL, ELA LEE LANE, & BOYD HAVEN DRIVE WILL BE CLUSTERED AS APPROVED PER AFD TO FACILITATE AFD OPERATIONAL AREA. THE APPROVED LOCATIONS WILL BE SCHEMATICALLY SHOWN ON THE CONSTRUCTION PLANS, CITY FILE #C8J-2018-0105.1B.

33. RESIDENTIAL USE OF ANY KIND IS PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

34. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

35. THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION OR THE PILOT KNOB MUNICIPAL DISTRICT No.2 IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

36. ALL LOTS WITH DOUBLE FRONTAGE TO STREETS SHALL ONLY HAVE ACCESS TO THE SUBDIVISION STREET FRONTAGE. THERE SHALL BE NO ACCESS TO APOGEE BOULEVARD FROM SINGLE FAMILY LOTS WHICH INCLUDE LOTS 7, 10, 11, 14, 15, 18, 19, 22, & 23, BLOCK A.

37. 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 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.

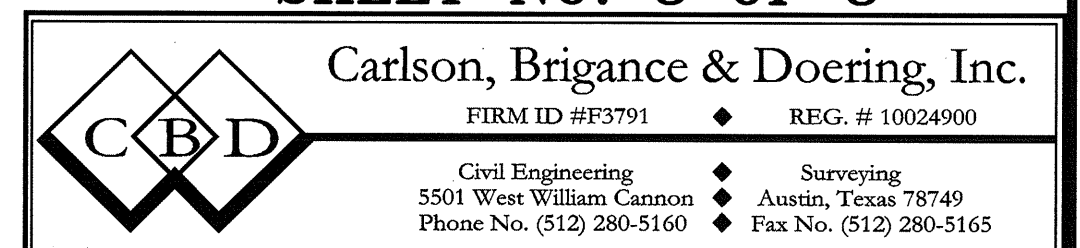
38. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS IS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY 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.

39. APPROVAL OF THIS PLAT IN NO WAY GRANDFATHERS OR EXEMPTS DEVELOPMENT REQUIREMENTS ON THIS SITE FOR FLOODPLAIN COMPLIANCE. DEVELOPMENT PERMIT APPLICATIONS ARE GOVERNED BY THE REGULATIONS THAT ARE IN PLACE AT THE TIME THE PERMIT IS APPLIED FOR, NOT NECESSARILY THOSE IN PLACE AT THE TIME OF SUBDIVISION APPROVAL.

40. THIS PLAT IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS (TIA). THE TRAFFIC IMPACT ANALYSIS SUBMITTED FOR THE LOTS IN THIS PLAT, MADE LAND USE ASSUMPTIONS FOR PURPOSE OF EVALUATING THE DEVELOPMENT'S IMPACT ON THE ADJACENT STREETS AND INTERSECTIONS. AN EVALUATION OF THE LAND USES PROPOSED AT THE TIME OF THE SITE DEVELOPMENT APPLICATION VERSUS THOSE USED IN THE TRAFFIC IMPACT ANALYSIS WILL BE PREPARED BY THE DEVELOPER FOR REVIEW AND APPROVAL BY TRAVIS COUNTY AND SUBMITTED WITH THE SITE PLAN OR CONSTRUCTION PLANS. TRAVIS COUNTY (UNTIL FULLY ANNEXED) WILL HAVE SOLE DISCRETION TO DETERMINE IF THE ASSUMPTIONS MADE IN THE TIA ARE STILL VALID OR IF REEVALUATION IS NEEDED. HIGHER ROADWAY CLASSIFICATIONS AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.

41. THAT THIS PLAT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS AND PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT # \_\_\_\_\_.

CASE NO. C8J-2018-0105.1A  
SHEET NO. 8 OF 8







B-13

# Property Profile

Easton Park 3A Ph 1 Final Plat

C8J-2018-0105.1A

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## Legend

### Jurisdiction

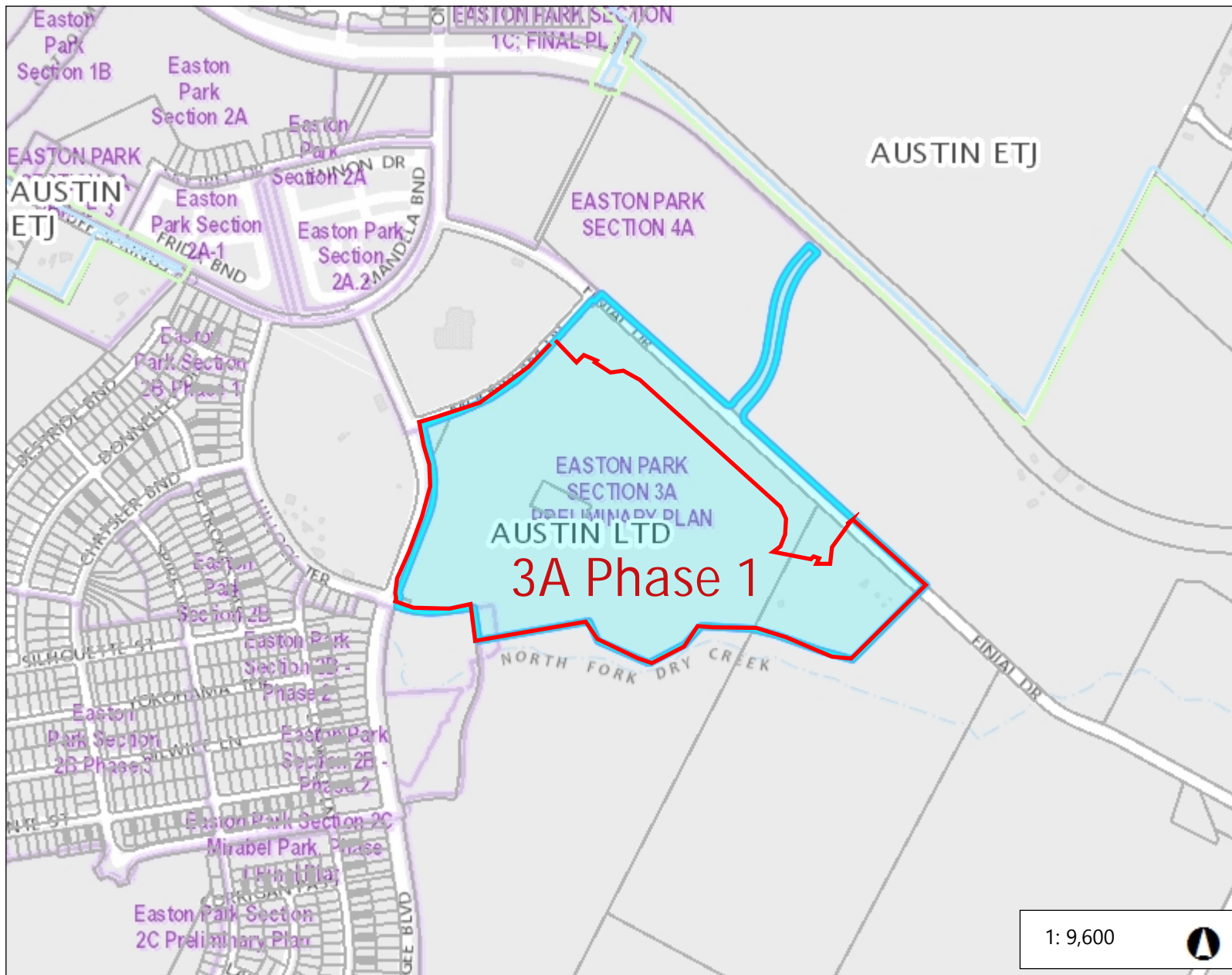
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

### 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

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Easton Park 3A  
Phase 1 Final Plat  
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