

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0021.3A**PC DATE:** March 8, 2022**SUBDIVISION NAME:** Easton Park Section 1C Phase 3 Final Plat**AREA:** 1.996 acres**LOT(S):** 6**OWNER/APPLICANT:** Carma Easton , LLC
(Matthew McCafferty)**AGENT:** Carlson, Brigrance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** William Cannon and Finial**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Residential, greenbelt/open space/public access/drainage easement lot**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along the internal street.

DEPARTMENT COMMENTS: The request is for the approval of the Easton Park Section 1C Phase 3 Final Plat, out of an approved Preliminary Plan. The plat is comprised of 6 lots on 1.996 acres, proposing 5 residential lots, and 1 lot for greenbelt/open space/public access/drainage easement, and no new streets are proposed. Sidewalks are proposed along Sentry Path. 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 recommends approval of the preliminary plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, and owner's signature, update clerk's name, clarify easements, update engineer's report and provide information for the CCR for the HOA, etc. as identified in the comment report. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission again.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, subject to the conditions listed in the comment report dated March 2, 2022, and attached as Exhibit C.

CASE MANAGER: Sue Welch, Travis County Single Office **PHONE:** 512-854-7637
Email address: Sue.Welch@traviscountytx.gov;

Exhibit A; Easton Park Section 1C Phase 3 Final Plat, Exhibit B: Easton Park Section 1C Ph 3 Location Map; Exhibit C: Easton Park Section 1C Phase 3 Comment Report

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2015-0021.3A
 REVISION #: 00 UPDATE: U0
 CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Easton Park Section 1C Phase 3
 LOCATION: 7708 COLTON BLUFF SPRINGS RD



SUBMITTAL DATE: February 7, 2022
 REPORT DUE DATE: March 2, 2022
 FINAL REPORT DATE: March 2, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **May 11, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

REVIEWERS:

Planner 1: Chima Onyia
 Site Plan Plumbing: Cory Harmon
 AW Utility Development Services: Derek Tucker
 ATD Engineering: Adrianna Morrow
 Travis Co. Subdivision: Sue Welch

Environmental: Mel Fuechec
 PARD / Planning & Design: Robynne Heymans
 Water Quality: Don Heisch
 Travis Co. Drainage Engineering: Christine Connor

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§ 30-2-155

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov
PLAT NOTES [LDC 25-1, Article 4]

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

EV 2 Remove critical water quality zone buffers from the plat.

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 3 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 2/11/2022
UPDATE # U0

General notes: This site is located within cottonmouth creek watershed. There is a portion of the lot that is located within the FEMA and COA regulatory floodplain. The engineering report mentions that your own floodplain study has been reviewed and approved with preliminary plan C8J-2015-0021. The applicant states that the entirety of Lot 26, Block B is a proposed drainage easement. This lot fully contains the COA fully developed 100-year floodplain and FEMA 500-year floodplain and the floodplain approved with the preliminary plan. Formal review is approved.

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

03/01/2022

Update 0:

PR 1: Please update the plat note to read:

Parkland dedication requirements for Section 1C, Phase 3 have been satisfied per PUD Ordinance NO. 20151212-080 and the Pilot Knob MUD Consent Agreement Article VIII.

PR 2: Please update parkland and open space calculator and tracking tables for this final plat and update with correct number of units for phase 3. Referenced as a Pilot Knob PUD Open Space Summary Table. Provide these to this reviewer: Robynne.heymans@austintexas.gov

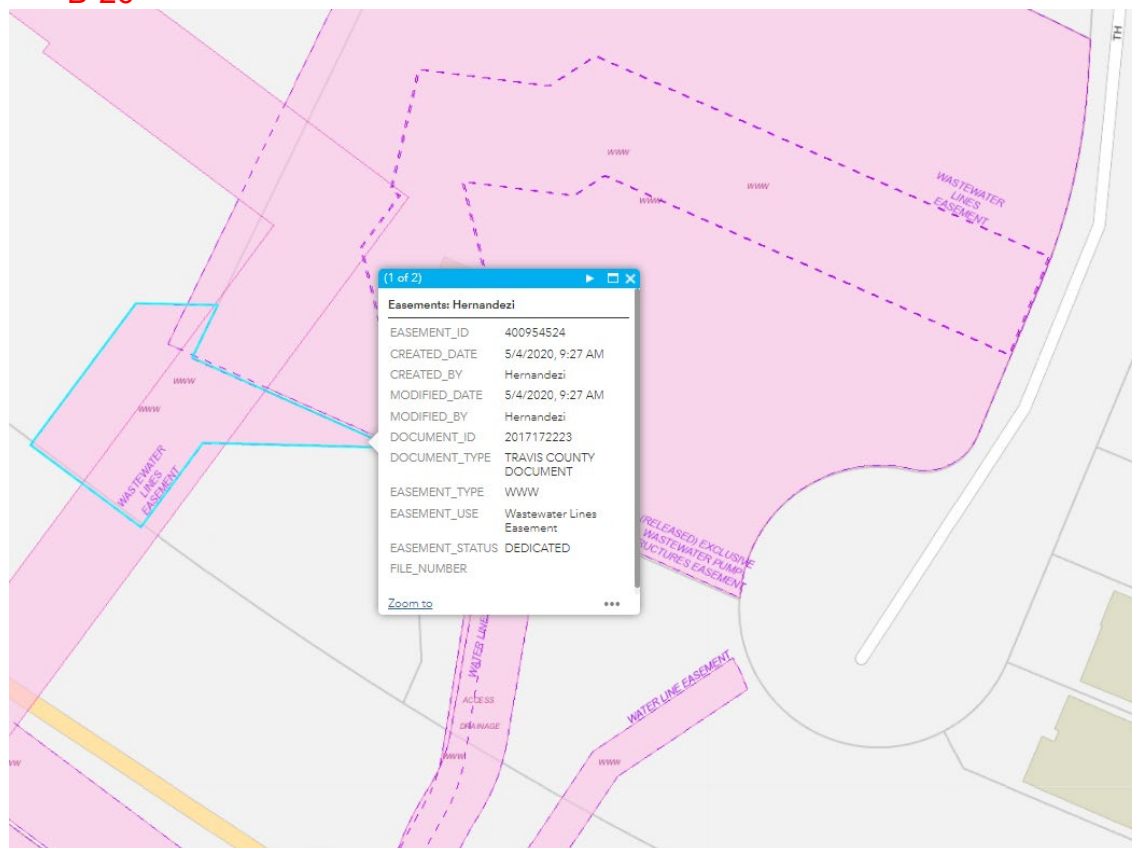
AW Utility Development Services - Derek Tucker - 512-972-0077

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. LDC 25-4-132; LDC 25-6-155, 171, 292; TCM 2.3.2:

Names, locations and dimensions of public rights-of-way, alleys, joint use driveways and easements within 150' of the subdivision, the names, locations and dimensions of private rights-of-way, alleys, joint use driveways and easements bordering or affecting the subdivision, and a statement describing the purpose for each public or private dedication. The holder of each easement must be shown for subdivisions in the ETJ in Travis County.



AW3. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Water and wastewater easements are exclusive. Proposed easements overlapping the wastewater easement shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Rovertto Chapa (or his designee) with AW Pipeline Engineering at Rovertto.Chapa@austintexas.gov or (512)-972-0494 for review and approval of the easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Don Heisch – (512) 978-1736 - Don.Heisch@austintexas.gov

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ 1. Provide an exhibit that demonstrates how each lot will convey runoff to a water quality control. Water quality controls are required per LDC 25-8-211(D); LDC 30-5-211(D).
- WQ 2. Provide an exhibit to show that adequate space has been allotted to construct the stormwater control measure requirements found in DCM 1.2.4.E; ECM 1.6.3; ECM 1.6.7.B.
- WQ 3. Provide a copy of the executed PUD Agreement. This is needed to confirm that the plat conforms with the water quality requirements written in the Agreement.
- WQ 4. Add a water quality plat note that reads as follows:
“Water quality controls are required for all development pursuant to the Land Development

Code.”

Water quality controls are required per LDC 25-8-211; LDC 30-5-211.

- WQ 5. Coordinate with the Site Plan Reviewer to discuss actions needed to address that fact that the proposed final plat does not match the approved preliminary plan. It appears that lot lines have changed and easements have been added. Approval of a preliminary plan establishes a mutual commitment to the layout per LDC 25-4-59. Changes to a preliminary plan shall comply with LDC 25-4-61.
- WQ 6. Verify R-1 Calculations are correct. [ECM Appendix R-1]
- WQ 7. Provide a final plat that has been signed, sealed, and dated by the design engineer per LDC 25-7-62; LDC 30-4-62.
- WQ 8. Provide a final plat that has been signed, sealed, and dated by the record surveyor per LDC 25-7-62; LDC 30-4-62.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Provide the original CCR to be recorded with the plat 30-2-232
2. Verify if this plat needs to be signed by two officers of Carma Easton LLC 30-1-113
3. Update the Clerk's name to Rebecca Guerrero 30-1-113
4. Provide current tax certificates showing all taxes have been paid for 2021. 30-1-113

Travis Co. Transportation Review - Christine Connor - 512-854-7215

No comments

Site Plan Plumbing - Cory Harmon - 512-974-2882

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

ATD Engineering Review - Adrianna Morrow - 512-974-6403

- ATD 1. Review fee has been assessed and will need to be paid prior to approval.

Travis Co. Drainage Engineering Review - Christine Connor - 512-854-7215

- 1) Provide a drainage study that shows these lots were included as developed when sizing the pond. 30-1-113
- 2) Add language to the engineering report that states why these lots were not included with the rest of 1C. 30-1-113

End of Report

EASTON PARK SECTION 1C, PHASE 3

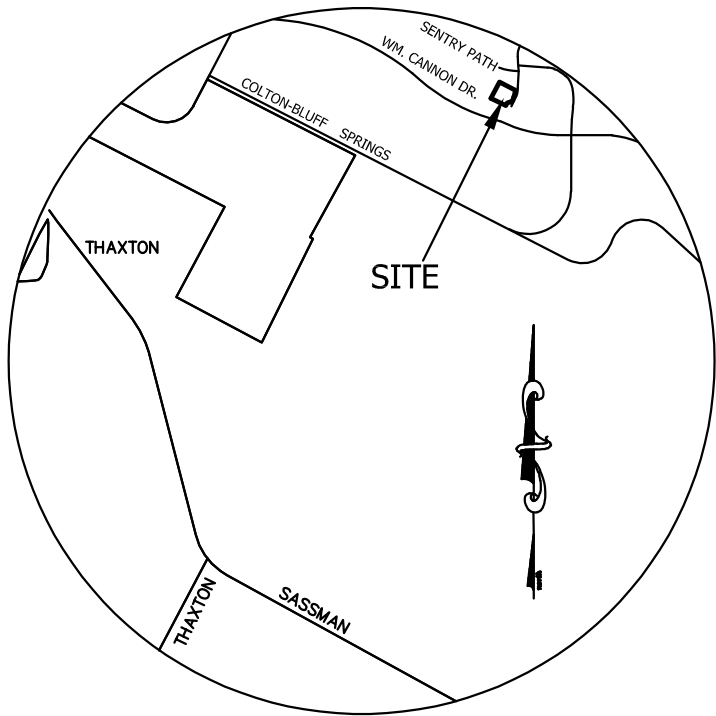
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.

SHEET NO. 1 OF 3



EASTON PARK SECTION 1C,
PHASE 3



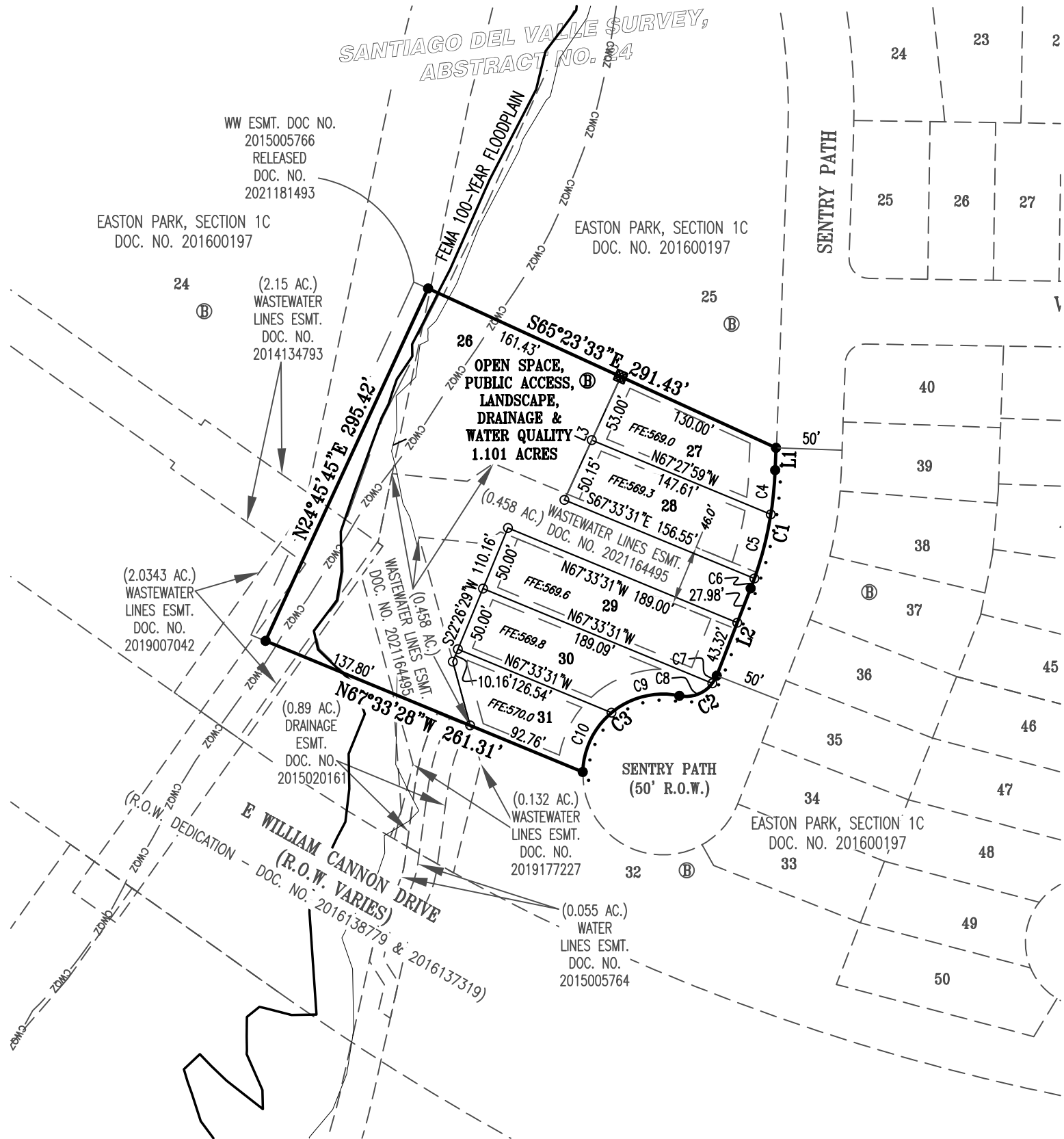
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- BLOCK DESIGNATOR
- CWQZ CRITICAL WATER QUALITY ZONE
- 100 YEAR FEMA FLOODPLAIN
- SIDEWALKS
- D.E. DRAINAGE EASEMENT



DATE: NOVEMBER 5, 2021

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

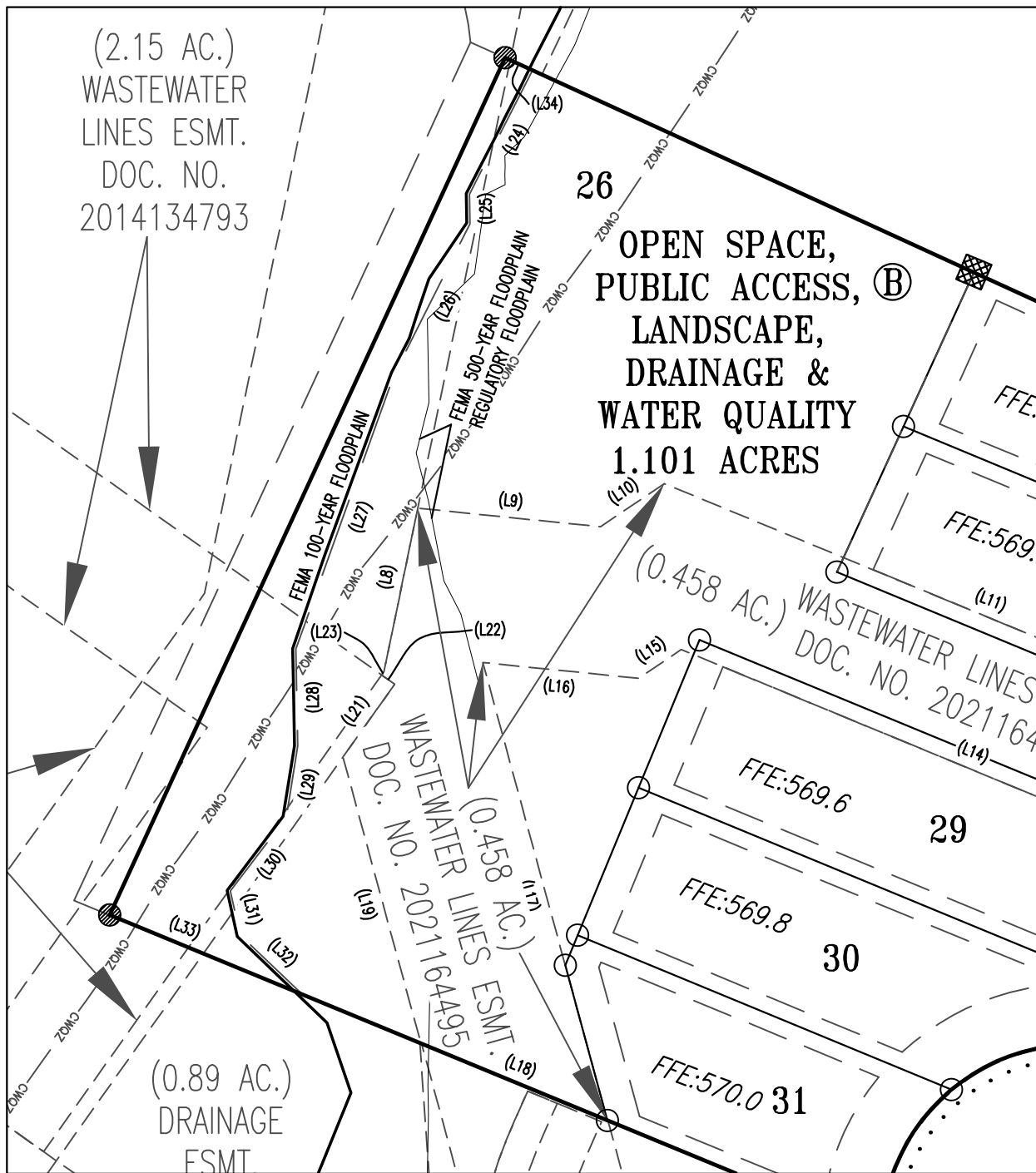
TOTAL ACREAGE: 1.996 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0612K
TRAVIS COUNTY, TEXAS
DATED: JANUARY 22, 2020

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

TOTAL OF LOTS: 6
NO. OF MIXED RESIDENTIAL LOTS: 5
NO. OF O.S., P.A., L.S.E., D.E., W.Q. LOTS: 1
NO. OF BLOCKS: 1

Easement Line Table		
Line #	Length	Direction
(L7)	6.07	N11°38'11"E
(L8)	46.14	N11°38'10"E
(L9)	57.50	S84°11'54"E
(L10)	24.13	N56°00'51"E
(L11)	216.72	S67°33'31"E
(L13)	32.98	S21°12'59"W
(L14)	193.32	N67°33'31"W
(L15)	16.09	S56°00'51"W
(L16)	48.98	N84°11'54"W
(L17)	148.51	S15°13'16"E
(L18)	63.16	N67°33'28"W
(L19)	92.86	N15°13'17"W
(L21)	27.96	N35°20'22"E

Easement Line Table		
Line #	Length	Direction
(L22)	5.00	N54°39'38"W
(L23)	1.31	N35°17'10"E
(L24)	43.55	S26°53'38"W
(L25)	9.26	S01°10'00"E
(L26)	52.62	S26°46'29"W
(L27)	91.45	S19°41'57"W
(L28)	30.41	S01°10'06"E
(L29)	22.63	S09°14'43"W
(L30)	28.86	S37°11'27"W
(L31)	14.01	S12°31'31"E
(L32)	26.91	S46°08'43"E
(L33)	65.18	N67°33'28"W
(L34)	9.42	S65°23'33"E



LOT 26 DETAIL

SCALE: 1" = 50'

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	92.36	275.00	S11°40'57"W	91.93	46.62	19°14'38"
C2	35.18	25.00	S61°37'11"W	32.35	21.21	80°37'54"
C3	106.75	61.00	S51°48'14"W	93.64	73.04	100°16'02"
C4	33.88	275.00	N05°35'24"E	33.86	16.96	7°03'33"
C5	50.45	275.01	N14°22'31"E	50.38	25.30	10°30'40"
C6	8.03	274.25	N20°28'04"E	8.03	4.02	1°40'41"
C7	6.75	25.00	N29°02'31"E	6.73	3.40	15°28'35"
C8	28.43	25.00	N69°21'28"E	26.92	15.97	65°09'19"
C9	55.13	61.00	S76°02'44"W	53.27	29.61	51°47'00"
C10	51.62	61.00	S25°54'44"W	50.09	27.47	48°29'01"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C21)	13.04	278.38	S19°56'57"W	13.04	6.52	2°41'02"

Line Table		
Line #	Length	Direction
L1	16.94	S02°03'38"W
L2	71.30	S21°18'15"W
L3	103.15	S24°35'16"W

SHEET NO. 2 OF 3



Carlson, Brigance & 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 1C, PHASE 3

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

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF A 1.996 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 82.844 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO JONA ACQUISITION, INC. (AKA CARMA EASTON) BY DEED RECORDED IN DOCUMENT NO. 2007003159, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), DO HEREBY SUBDIVIDE 1.996 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 1C, PHASE 3"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

THE STATE OF _____ :
COUNTY OF _____ :

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

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, _____.

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

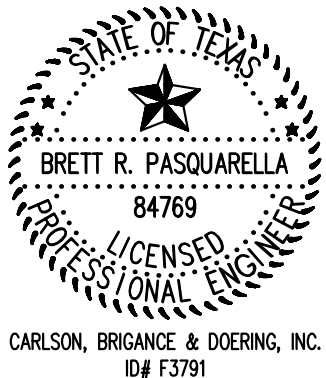
THE STATE OF TEXAS :
COUNTY OF TRAVIS :

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 THE CITY OF AUSTIN TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 500-YEAR FEMA FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0612K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

CERTIFIED TO THIS THE _____ DAY OF _____, 20____, 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



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 THE CITY OF AUSTIN TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

CERTIFIED TO THIS THE _____ DAY OF _____, 20____, 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



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

DEPUTY

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

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION HERewith. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 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

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 MIXED RESIDENTIAL AND INDUSTRIAL LOTS.

5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.

6. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT 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. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.

9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN ONCE FULLY ANNEXED.

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, ONCE FULLY ANNEXED, 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: SENTRY PATH. 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. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.

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

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

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

19. THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HOMEOWNER ASSOCIATION BYLAWS FOR THE EASTON PARK 1C-3 PROPERTY ARE RECORDED IN THE HOMEOWNERS ASSOCIATION ANNEXATION DOCUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

20. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.

21. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVE METHODS.

22. PARKLAND DEDICATION REQUIREMENTS ARE SATISFIED PER PUD ORDINANCE NO. 20151217-080 AND THE PILOT KNOB MUD CONSENT AGREEMENT ARTICLE VIII.

23. DRIVEWAYS MUST BE PLACED TO ALLOW FOR 10' TRANSITIONS ON BOTH SIDES OF INLETS.

24. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE SET TWO FEET (2') ABOVE THE 500-YEAR FEMA FLOODPLAIN.

25. LOT 26 BLOCK "B" WILL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

SHEET NO. 3 OF 3



Carlson, Brigance & 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

C8J-2015-0021.3A

J:\AC3D\5308\Survey\PLAT – EASTON PARK SECTION 1C PHASE 3



B-26

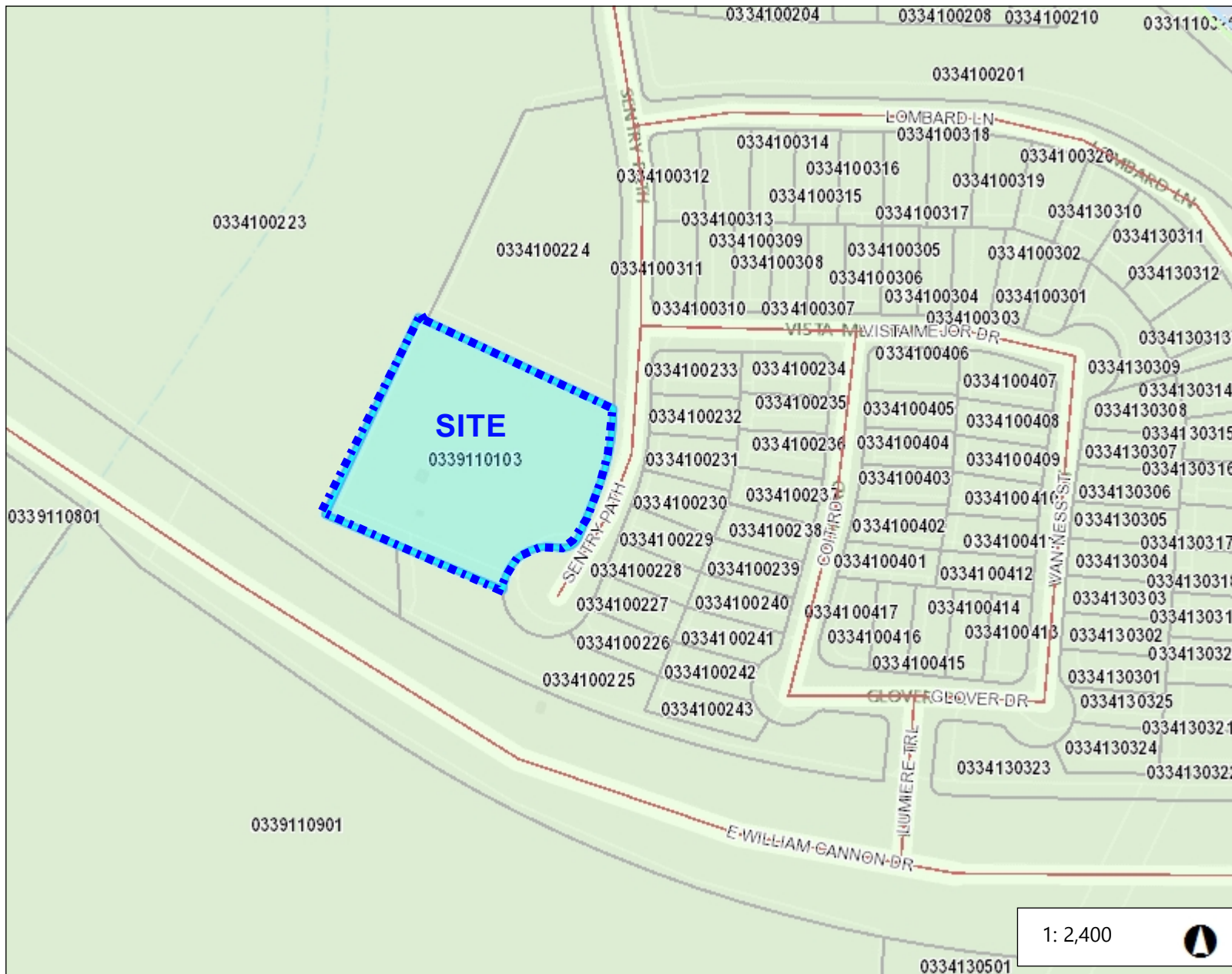
Property Profile

Easton Park Section 1C Phase 3 Site Location

10 of 10

Legend

- Streets
- Street Labels
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Subdivision Cases- IN REVIEW



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8-13-21

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Notes

Easton Park Section 1C Phase 3