

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2016-0188.01.1A

**P.C. DATE:** September 13, 2022

**SUBDIVISION NAME:** Easton Park Section 2C Phase 4 Final Plat

**AREA:** 23.376 acres

**LOT(S):** 2 total lots

**OWNER/APPLICANT:** Carma Easton, LLC  
(AJ Zorn)

**AGENT:** Carlson, Brigrance & Doering, Inc.  
(Charles Brigrance)

**ADDRESS OF SUBDIVISION:** Ausblick Avenue & Skytex Street

**GRIDS:** K11

**COUNTY:** Travis

**WATERSHED:** Cottonmouth

**JURISDICTION:** Limited Purpose

**EXISTING ZONING:** Planned Unit Development (PUD)

**MUD PLAN:** Pilot Knob MUD

**VARIANCES:** None

**PROPOSED LAND USE:** 2 mixed residential per PUD

**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

**DEPARTMENT COMMENTS:** The request is for approval of the Easton Park Section 2C Phase 4 Final Plat. This is a final plat out of an approved preliminary plan. The final plat is composed of 2 lots on 23.376 acres. There will 2 mixed residential lots, and approximately <> 495' linear feet of ROW for Ausblick Avenue. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the final plat, 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, update engineer's report and drainage information, etc. 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 Final Plat, subject to the conditions listed in the comment report dated September 8, 2022 and attached as Exhibit C.

**CASE MANAGER:** Sue Welch, Travis County TNR  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)

**PHONE:** (512) 854-7637

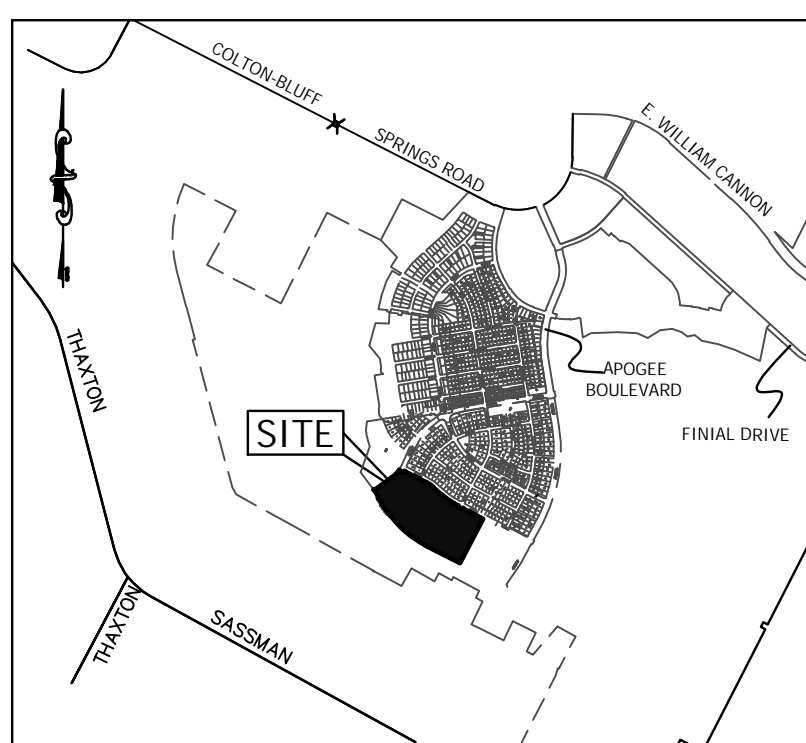
Exhibit A: Easton Park 2C Ph 4 Final Plat,  
Exhibit B: Easton Park 2C Ph 4 Location Map  
Exhibit C: Easton Park 2C Ph 4 Comment Report



## EASTON PARK, SECTION 2C, PHASE 4

### 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.



LOCATION MAP  
NOT TO SCALE

SHEET NO. 1 OF 3



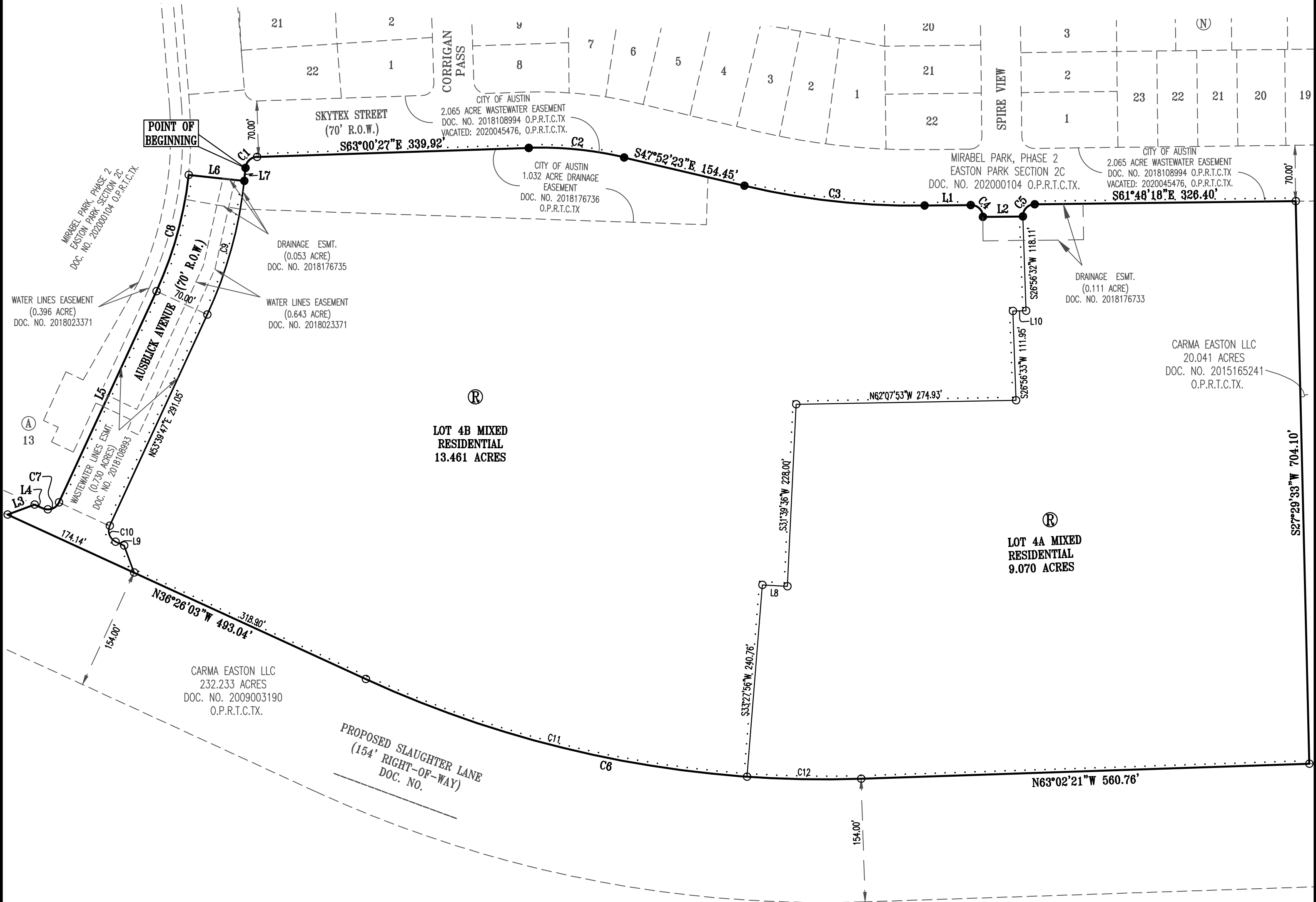
CASE # C8J-2016-0188.01.1A PATH: J:\AC3D\5366\Survey\EASTON PARK SEC 2C-4 PLAT.dwg

EASTON PARK, SECTION 2C, PHASE 4

LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- J.U.A.E. JOINT USE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- LOT NUMBER
- 12 BLOCK DESIGNATION
- ..... APPROXIMATE LOCATION OF SIDEWALKS

SCALE: 1" = 100'



DATE: MARCH 24, 2022

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

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: 23.376 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY,  
ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0613K &  
4845C0614K  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 22, 2020

TOTAL OF LOTS : 2  
NO. OF MIXED RESIDENTIAL LOTS: 2  
NO. OF BLOCKS: 1

Line Table		
Line #	Direction	Length
L1	S61°48'18"E	57.62
L2	S61°48'18"E	50.00
L3	S81°23'10"E	36.10
L4	S36°26'03"E	11.55
L5	N53°39'47"E	291.22
L6	S55°00'51"E	70.00
L7	N34°07'14"E	16.16
L8	N57°55'00"W	31.11
L9	N36°26'03"W	11.59
L10	N61°48'59"W	16.29

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	
C1	21.92	15.00	83°44'14"	N75°07'27"E	20.02	
C2	120.18	455.00	15°08'03"	S55°26'25"E	119.84	
C3	227.35	935.00	13°55'54"	S54°50'21"E	226.79	
C4	23.56	15.00	90°00'00"	S16°48'18"E	21.21	
C5	23.56	15.00	90°00'00"	N73°11'42"E	21.21	
C6	637.55	1373.00	26°36'18"	N49°44'12"W	631.83	
C7	23.54	15.00	89°54'10"	S81°23'08"E	21.20	
C8	151.58	465.00	18°40'38"	N44°19'28"E	150.91	
C9	174.40	535.00	18°40'38"	N44°19'28"E	173.63	
C10	23.59	15.00	90°05'50"	S08°36'52"W	21.23	
C11	494.89	1373.00	20°39'07"	N46°45'37"W	492.22	
C12	142.65	1373.00	5°57'11"	N60°03'46"W	142.59	

RIGHT-OF-WAY LINEAR FOOTAGE		
AUSBLICK AVENUE	70' R.O.W.	495'
TOTAL	0.843 ACRES	495'

TBM 1:  
MAGNETIC NAIL WITH SHINER FOUND IN CONCRETE IN THE SOUTHWEST RIGHT OF WAY LINE OF COLTON BLUFF ROAD, +/- 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 = 614.89'

SHEET NO. 2 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

# EASTON PARK, SECTION 2C, PHASE 4

## PLAT NOTES

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 23.376 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, BEING A PORTION OF A CALLED 232.233 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC IN DOCUMENT NUMBER 2009003190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), AND A PORTION OF A CALLED 20.041 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC IN DOCUMENT NUMBER 2015165241, (O.P.R.T.C.TX.); DO HEREBY SUBDIVIDE 23.376 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 2C, PHASE 4"

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

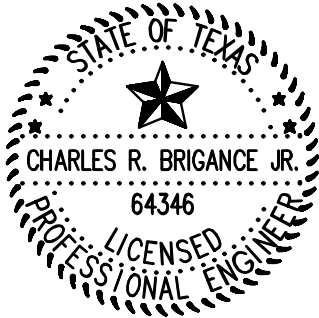
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO-613K & #48453CO-614K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

CERTIFIED TO THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CHARLES R. BRIGANCE, JR.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 64346 -- 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, STEPHEN R. LAWRENCE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

CERTIFIED TO THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

STEPHEN R. LAWRENCE, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6352 -- STATE OF TEXAS  
CARLSON, BRIGANCE & DOERING, INC.  
5501 W. WILLIAM CANNON BLVD  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160



CARMA EASTON LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: BRAD CHELTON, PRESIDENT  
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 BRAD CHELTON, PRESIDENT OF CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANT, 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

### 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, REBECCA GUERRERO, 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.

REBECCA GUERRERO, 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\_\_\_\_.

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

APPROVED, ACCEPTED AND AUTHORIZED FOR THE RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE,  
TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, REBECCA GUERRERO, 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.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_, DEPUTY

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 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 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 OR 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 OR 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: AUSBLICK AVENUE. 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. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).

18. THIS PLAT AND ALL SETBACKS MUST COMPLY WITH THE APPROVED PILOT KNOB PUD, ORDINANCE NUMBER 20161110-032.

19. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2018174351, O.P.R.T.C.TX.

20. PRIOR TO ANY DEVELOPMENT A CITY OF AUSTIN AND TRAVIS COUNTY PERMIT WILL BE REQUIRED.

21. THE COVENANTS, 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.

22. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE EASTON PARK SECTION 2C, PHASE 4 PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

23. 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.

24. 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.

25. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO THE PUD ORDINANCE NO. 20151217-080 AND THE PILOT KNOB MUD CONSENT AGREEMENT ARTICLE VIII.

25. THIS PLAT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS AND PHASING AGREEMENT, SECOND AMENDMENT, WITH TRAVIS COUNTY, RECORDED IN DOCUMENT NUMBER 2022033806, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

26. MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES" RECORDED IN DOCUMENT NO. 2018176731, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

27. THE SIDEWALK PROPOSED BETWEEN LOTS 4B AND 4A, BLOCK R IS REQUIRED BY WHICHEVER LOT IS DEVELOPED FIRST. THE SIDEWALK IS TO MEET THE BLOCK LENGTH WAIVER REQUIREMENTS. THE SIDEWALK IS TO BE MAINTAINED BY THE HOA. AND SHALL BE OPEN TO THE PUBLIC.

## SHEET NO. 3 OF 3



CASE # C8J-2016-0188.01.1A

PATH: J:\AC3D\5366\Survey\EASTON PARK SEC 2C-4 PLAT.dwg

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



CASE NUMBER: C8J-2016-0188.01.1A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Easton Park Section 2C Phase 4 Final Plat  
LOCATION: 8304 Sassman

SUBMITTAL DATE: August 16, 2022  
REPORT DUE DATE: September 8, 2022  
FINAL REPORT DATE: September 8, 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 (90 days from submittal) **November 14, 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): A formal update is required.**

1. Applicants must contact Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. The revised plat/plan in pdf format
  - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1 : Sophia Briones  
911 Addressing Review - Janny Phung  
Environmental Review - Mel Fuechec  
PARD: Robynne Heymans  
Site Plan Plumbing : Cory Harmon  
Travis County Subdivision: Sue Welch  
Travis County Transportation: Christine Connor  
Travis County Drainage: Christine Connor  
AWU Utility Development Services: Decker Tucker  
Water Quality Review - Don Heisch



No comments at this time.

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 - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)

AD1: This plat review is Rejected;

AD2: Please update label for **E WILLIAM CANNON DR** the street type DR must be included in the location map

AD3: Please remove all forms of punctuation after abbreviating street types or directional including streets in the location map and label the streets as seen below:

1. **E WILLIAM CANNON DR**
2. **COLTON BLUFF SPRINGS RD**

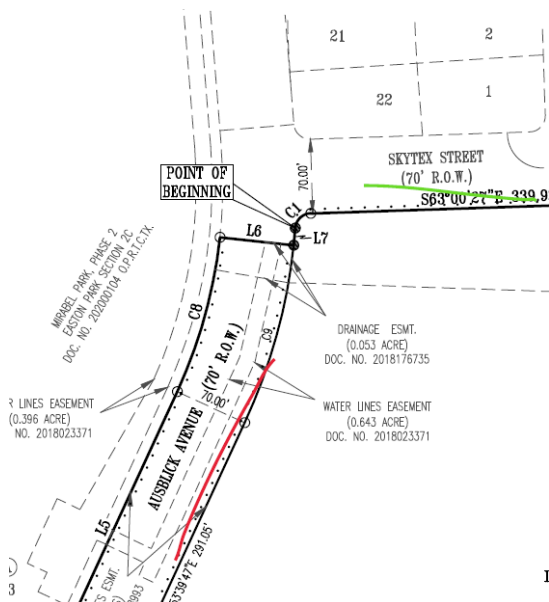
AD4: Please update label for **THAXTON RD** the street type RD must be included in the location map

AD5: Please update label for **SASSMAN RD** the street type RD must be included in the location map

AD6: Where AUSBLICK AVE is labeled, the labels should be as follows: **AUSBLICK AVE (Proposed)**. Optionally, the word PROPOSED enclosed within parenthesis, may be placed below the street name label. Please update AUSBLICK AVE (Existing) for the built section north of the existing label.

No punctuation should appear in the street name label. Example:

**AUSBLICK AVE  
(Proposed)**



AD7: Where PROPOSED SLAUGHTER LANE is labeled, the labels should be as follows: **E SLAUGHTER LN (Proposed)** the directional E must be included. Optionally, the word PROPOSED enclosed within parenthesis, may be placed below the street name label.

NOTE: Punctuation causes confusion for first responders

NOTE: The unbuilt segment of AUSBLICK AVE needs to include a label that denotes the segment is neither built in GIS or visible in imagery.

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

The standards applied to all new street names in Travis County can be found at this link: [http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street\\_Name\\_Standards.pdf](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

NOTE: After this plat has been Recorded, please submit your request for addresses by using the link below.

<https://subdivisionaddressrequest.azurewebsites.net/>

Addressing Management Services has up to 15 working days to complete the assignment of addresses for a recorded plat.

§30-2-155

End of Comments

**Environmental Review - Mel Fuechec - [mel.fuechec@austintexas.gov](mailto:mel.fuechec@austintexas.gov)**

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

- EV 1 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]

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

09/06/2022

Update 0:

PR 1: Please update note 25 to read:

Parkland Dedication requirements must be satisfied pursuant to the PUD Ordinance No 20151217-080 prior to the approval of a site plan in this subdivision.



**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. Per Utility Criteria Manual Section 2, §25-4:  
Wastewater easement in Skytex St does not appear to match our records. Correct or provide documentation.

AW3. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:  
REPLACE NOTE 6 WITH THE FOLLOWING:  
NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

AW4. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:  
REPLACE NOTE 7 WITH THE FOLLOWING:  
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 AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

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](mailto: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. Submit a completed landfill certification form. All applications for approval that permit the construction or alteration of a residential, commercial, or public enclosed structure on a site over one acre or a site located within a landfill area shall comply with LDC 30-1-114. The applicant may find the Landfill Certification Form and Landfill Area Overview Map on the City of Austin website using the following link: <https://www.austintexas.gov/department/development-over-closed-landfills>

WQ 2. 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 30-5-211.

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

1. Continue to work with COA Legal to finalize the Drainage Maintenance Easement with Required Maintenance. Clarify if note #26 needs to be updated to include the revised DMA. 30-2-113
2. Continue to work with COA Legal to finalize the Sidewalk Easement with Required Maintenance. Add the document number to note #27. 30-2-113
3. Continue to work with COA Legal to finalize the CCR for this plat. Add the document number to note #22. 30-2-113
4. Remove the County's administrative approval block and add the Planning Commission approval block. 30-2-113
5. Prior to recordation, provide the final Subdivision Construction Agreement with the City for note #15 30-2-113
6. At least one permanent benchmark must be located on the plat if new streets are proposed or the project area is in the floodplain; the only benchmark cannot be located only on a location map. If the benchmark is located off the plat, a location map can be provided to show its location relative to the subdivision site. 30-2-131
7. FYI - approval of the plat expires on the 90th day after the approval date if the single office has not certified that the applicant has posted fiscal security. 30-2-84

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

- 1) Proposed Ausblick conflicts with easements 2018108993, 2018176735 and 2018023371. These need to be vacated. 30-1-113
- 2) Add the following plat note: 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. 30-1-113
- 3) If Slaughter is not constructed prior to the extension of Ausblick, a turnaround will be required (per Phasing Agreement).

**Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215**

- 4) The engineering report needs to only be for this section, not all of 2C. 30-1-113
- 5) The Drainage Maintenance Agreement needs to be approved and recorded. 30-1-113

**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.**

**END OF REPORT**



# Property Profile

## Easton Park Section 2C Phase 4 Site Location



### Legend

#### Street Labels

#### 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 Cases- IN REVIEW

1: 9,600



0.3 0 0.15 0.3 Miles

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

3-1-22

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### Notes

Easton Park Section 2C Phase 4  
Site Location