

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2022-0177.1A**P.C. DATE:** October 25, 2022**SUBDIVISION NAME:** Easton Park Section 4B-East Phase 1 Final Plat**AREA:** 13.769 acres**LOT(S):** 2 total lots**OWNER/APPLICANT:** Carma Easton, LLC  
(AJ Zorn)**AGENT:** Carlson, Brigrance & Doering, Inc.  
(Charles Brigrance)**ADDRESS OF SUBDIVISION:** William Cannon Drive**GRIDS:** L12**COUNTY:** Travis**WATERSHED:** N. Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**VARIANCES:** None**PROPOSED LAND USE:** 2 lots -1 mixed residential per PUD, open space/greenbelt**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 4B-East Phase 1 Final Plat. This is a final plat out of an approved preliminary plan. The final plat is composed of 2 lots on 13.769 acres. There will 1 mixed residential lot and 1 open space/greenbelt lot, and approximately 483' linear feet of ROW for Cota Vista Drive. 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 October 20, 2022 and attached as Exhibit C.

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

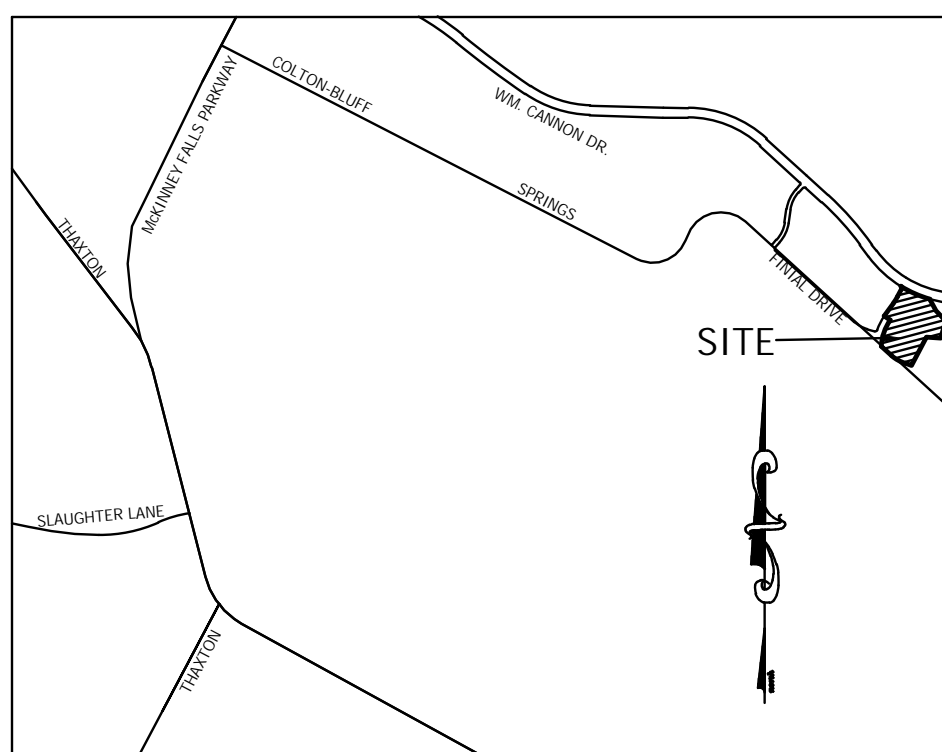
**PHONE:** (512) 854-7637

Exhibit A: Easton Park 4BE Ph 1 Final Plat  
Exhibit B: Easton Park 4BE Ph 1 Location Map  
Exhibit C: Easton Park 4BE Ph 1 Report

## EASTON PARK SECTION 4B–EAST, 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.



**LOCATION MAP**  
NOT TO SCALE

**SHEET NO. 1 OF 3**



# EASTON PARK SECTION 4B-EAST, PHASE 1

## BRIEF LEGAL DESCRIPTION:

13.769 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 138.540 ACRE TRACT CONVEYED TO JONA ACQUISITION, INC. (A.K.A. CARMA EASTON LLC) RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.) AND A PORTION OF THAT CALLED 20.807 ACRE TRACT CONVEYED TO JONA ACQUISITION, INC. (A.K.A. CARMA EASTON LLC) RECORDED IN DOCUMENT NO. 2007003159, O.P.R.T.C.TX.

## LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- CONCRETE MONUMENT SET
- CWQZ CRITICAL WATER QUALITY ZONE
- ..... SIDEWALK
- 100 YEAR DEVELOPED ATLAS 14 FLOOD PLAIN
- 100 FEMA YEAR FLOOD PLAIN
- CRITICAL WATER QUALITY ZONE
- CENTERLINE CREEK
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- (B) BLOCK DESIGNATOR

SCALE : 1" = 100'

## LOCATION MAP NOT TO SCALE

DATE: AUGUST 29, 2022

TOTAL ACREAGE: 13.769 ACRES  
SURVEY: SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0614K  
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

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

|  |   |              |
|--|---|--------------|
| TOTAL OF LOTS :  | 2 | 12.651 ACRES |
| NO. OF MIXED RESIDENTIAL LOTS:                           | 1 | 1.150 ACRES  |
| NO. OF OPEN SPACE, GREENBELT AND DRAINAGE EASEMENT LOTS: | 1 | 11.501 ACRES |
| NO. OF BLOCKS:   | 1 |              |

|                             |             |      |
|-----------------------------|-------------|------|
| RIGHT-OF-WAY LINEAR FOOTAGE |             |      |
| COTA VISTA DRIVE            | 100' R.O.W. | 483' |
| TOTAL                       | 1.118 ACRES | 483' |

| Line Table |        |             |
|------------|--------|-------------|
| Line #     | Length | Direction   |
| L1         | 206.82 | N86°05'07"W |
| L2         | 83.05  | N68°20'28"W |
| L3         | 8.55   | N73°34'34"W |
| L4         | 100.00 | N54°41'03"W |
| L5         | 118.91 | N28°24'38"E |
| L6         | 117.58 | S28°24'38"W |
| L7         | 17.80  | S27°43'07"W |
| L8         | 110.21 | S80°26'58"W |
| L9         | 74.76  | S74°28'59"W |
| L10        | 99.96  | S53°09'03"W |
| L11        | 122.78 | S40°55'00"W |
| L12        | 97.40  | S24°25'32"W |
| L13        | 94.40  | S53°12'59"W |

| Curve Table |        |         |                 |              |         |           |
|-------------|--------|---------|-----------------|--------------|---------|-----------|
| Curve #     | Length | Radius  | Chord Direction | Chord Length | Tangent | DELTA     |
| C1          | 451.38 | 1640.50 | S66°15'04"E     | 449.95       | 227.12  | 15°45'53" |
| C2          | 230.35 | 538.69  | N61°19'34"W     | 228.60       | 116.96  | 24°30'01" |
| C3          | 400.87 | 700.00  | N18°54'37"E     | 395.41       | 206.10  | 32°48'41" |
| C4          | 114.49 | 950.00  | N31°51'48"E     | 114.42       | 57.32   | 6°54'19"  |
| C5          | 45.44  | 30.00   | N14°58'44"W     | 41.22        | 28.36   | 86°46'45" |
| C6          | 126.55 | 1050.00 | N31°51'48"E     | 126.47       | 63.35   | 6°54'19"  |
| C7          | 45.94  | 30.00   | S72°16'33"W     | 41.58        | 28.83   | 87°43'50" |
| C8          | 157.19 | 1640.50 | S61°06'49"E     | 157.13       | 78.66   | 5°29'24"  |
| C9          | 294.18 | 1640.50 | S68°59'46"E     | 293.79       | 147.49  | 10°16'29" |
| C10         | 95.72  | 700.00  | S06°25'19"W     | 95.65        | 47.93   | 7°50'05"  |
| C11         | 305.15 | 700.00  | S22°49'39"W     | 302.74       | 155.04  | 24°58'36" |

BM 1:  
MAGNETIC NAIL SET IN CONCRETE PAD WITH TRAFFIC CABINET AT THE NORTHWEST CORNER OF THE INTERSECTION OF DEE GABRIEL COLLINS ROAD AND U.S. HIGHWAY 183 SOUTH, BEING APPROXIMATELY 67 NORTH OF THE CENTERLINE OF DEE GABRIEL COLLINS ROAD.  
N = 10,033,481.26  
E = 3,130,860.82  
ELEVATION = 555.86' (NAVD '88)

BM 2:  
1/2 INCH IRON ROD FOUND APPROXIMATELY 280 FEET SOUTHWEST OF THE CENTERLINE OF COLTON BLUFF SPRINGS ROAD AND 1490 FEET WEST OF THE CENTERLINE OF F.M. 1625, BEING APPROXIMATELY 70 FEET SOUTHEAST OF THE CENTERLINE OF THE NORTH FORK OF DRY CREEK.  
N = 10,026,955.23  
E = 3,127,479.52  
ELEVATION = 549.16' (NAVD '88)

ALL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

## 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



J: \AC3D\5307\Survey\PLAT - EASTON PARK 4B-EAST-PHASE 1



# EASTON PARK SECTION 4B–EAST, PHASE 1

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 13.769 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 138.540 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. (A.K.A CARMA EASTON, LLC.) RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 20.807 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. (A.K.A. CARMA EASTON LLC.) RECORDED IN DOCUMENT NUMBER 2007003159, O.P.R.T.C.TX., DO HEREBY SUBDIVIDE 13.769 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 4B–EAST, 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 :  
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

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, 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

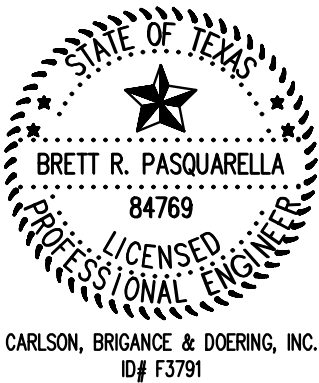
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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

THE 500–YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0614K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

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

BRETT R. PASQUARELLA  
LICENSED 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



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

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.

### 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 COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SURETY PRIOR TO PERMITTING THE OWNERS(S)' SUBDIVISION CONSTRUCTION PLANS.

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

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

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\_\_.

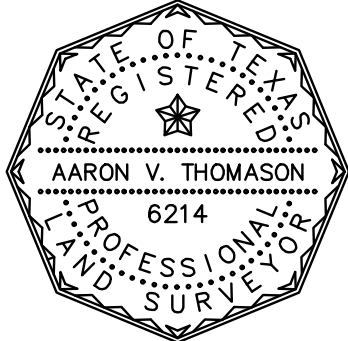
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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 AUSTIN CITY 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 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



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 EAST WILLIAM CANNON DRIVE AND COTA VISTA DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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 AND ALL SETBACKS MUST COMPLY WITH THE APPROVED PILOT KNOB PUD, ORDINANCE NUMBER 20161110–032.

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

19. 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.

20. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE EASTON PARK SECTION 4B EAST PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

21. 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.

22. 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 APPROVED METHODS.

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

24. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO MAKE PEDESTRIAN ACCESS TO PUBLIC SIDEWALKS ALONG COTA VISTA DRIVE VIA THE APPROPRIATE SIDEWALK LOCATION SHOWN ON THE PLAT. THE FINAL LOCATION OF THE SIDEWALK WILL BE DETERMINED AT THE TIME OF THE SITE PLAN APPLICATION.

25. 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 NEED. HIGHER ROADWAY CLASSIFICATIONS AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.

26. THIS PLAT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS AND PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT NUMBER 2020178523 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

27. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE ATLAS 14 100 YEAR FLOODPLAIN AS SHOWN HEREON: 544.00' M.F.F.E.

## 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

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



CASE NUMBER: C8J-2022-0177.1A  
 REVISION #: 00 UPDATE: U0  
 CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Easton Park 4B East Phase 1  
 LOCATION: 7508 FM 1625 RD



SUBMITTAL DATE: September 26, 2022  
 REPORT DUE DATE: October 25, 2022  
 FINAL REPORT DATE: October 20, 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) **December 26, 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 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.

**A formal update submittal is required.**

**REVIEWERS:**

Planner 1: Chima Onyia  
 Travis Co. Transportation: Christine Connor  
 Travis Co. Sub: Sue Welch  
 911 Addressing Review - Janny Phung  
 Water Quality Review - Don Heisch  
 Site Plan Plumbing - Juan Beltran

Drainage Engineering Review - Don Heisch  
 Travis Co. Drainage Construction: Christine Connor  
 AWU – Derek Tucker  
 PARD – Robynnee Heymans  
 Environmental – Mel Fuechec

**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**

AD1: This plat review is Rejected;

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

AD3: Pre-Directionals are used when a street crosses over designated zero range boundaries should be represented by a single letter, (not spelled out), and appear before the street name. Please replace the labels **EAST WILLIAM CANNON DR** with **E WILLIAM CANNON DR** and resubmit.

AD4: Please update label for **E SLAUGHTER LN** the directional E must be included in the location map

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

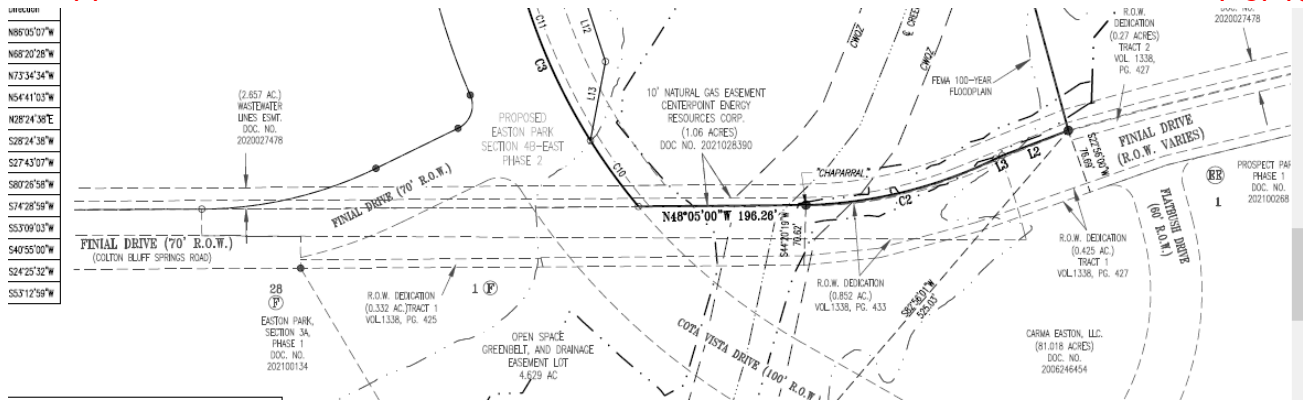
AD6: Please update label for **COLTON BLUFF SPRINGS RD** the street type RD must be included in the location map

AD7: Please include the roadway and label **FM 1625 RD** in the location map as seen here in the location map



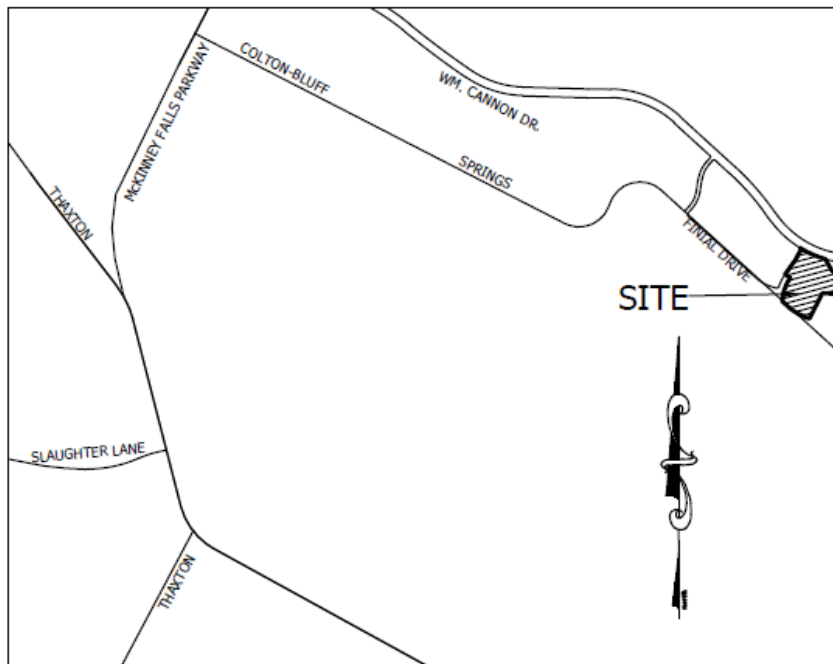
AD8: Please remove the label **COLTON BLUFF SPRINGS RD** underneath the label FINIAL DRIVE





AD9: FINIAL DR east of COTA VISTA DR is seen as breaking street name continuity, please clarify the intention

AD10: Please remove all forms of punctuation after abbreviating street types or directionals including the location map



**LOCATION MAP**  
NOT TO SCALE

NOTE: Punctuation causes confusion for first responders

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)

§30-2-155

End of Comments

**Drainage Engineering 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.

- DE 1. Submit a final plat that has been sign, sealed, and dated by a professional engineer that is licensed in the State of Texas. [LDC 25-7-62]
- DE 2. Submit a final plat that has been sign, sealed, and dated by a registered professional land surveyor licensed in the State of Texas. [LDC 25-7-62]
- DE 3. Provide a copy of the approved preliminary plan for review and comparison with the proposed final plat. [LDC 25-4-51, 25-4-59]
- DE 4. Provide drainage plan for this subdivision in accordance with the application packet. See page 17 of the packet for the list of required drainage review items. [LDC25-7-61]
- DE 5. Provide an engineering report that is specific to the submitted final plat. There appears to be information provided that does not relate to this plat. If all information provided is relevant to this plat, provide a description as to why it is. [LDC 25-7-61]
- DE 6. Demonstrate compliance with DCM 1.2.4.E. See sections Access, Staging Area, Drainage Easements, Setbacks.
- DE 7. Provide stormwater control measures for stormwater runoff generated within Cota Vista Drive's right of way. [LDC 25-7-61]
- DE 8. Update Finished Floor Elevation. There are multiple references to an unspecified finished floor elevation. [LDC 25-7-66]
- DE 9. Verify all drainage easements and restrictive covenants are show on the final plat. [LDC25-7-151]
- DE 10. Clarify in the engineering report if any other properties have ties to the proposed lots via restrictive covenants or other legal documents. [LDC 25-7-61]

**Environmental Review - Mel Fuechec - [mel.fuechec@austintexas.gov](mailto: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 - Kena Pierce - 512-978-1832**

Reviewer notes: Floodplain had previously been reviewed with C8J-2021-0043. The electronic models have been submitted to intake. All floodplain notes are included. No floodplain comments at this time.

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

PR 1: Amend note 23 on to the plat:

Parkland dedication is required per Ordinance No. 20151217-080 prior to approval of a final plat in this subdivision. The area to be dedicated as parkland is shown on this preliminary plan as Lot 2, Block B and Lot 3 Block F.

PR 2: Please provide a trails exhibit to show how the trail will connect to sections east and west of the plans. Please provide a cost estimate for the trails. This comment will be cleared when fiscal surety is posted for the trails.

PR 3: Define and label the boundaries of the drainage easement and water quality easement on the greenbelt park/open space blocks. Defining the easements areas is required so that park areas are not at risk of being lost by "blanket" easements.

PR 4: Please show on an updated tracking table for the whole PUD that you are up XX acres of parkland for the number of units on preliminary plans so far. This is separate from the open space tables submitted with this update.

PR 5: Contact a PARD reviewer or engineer's of prior prelims to obtain the format for tracking tables for this prelim. Referenced as a Pilot Knob PUD Open Space Summary Table.  
Robynne.heyman@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. Per Utility Criteria Manual Section 2, §30-2:

Water and wastewater easements are exclusive. The 10' PUE proposed within the boundaries of the existing water and wastewater easements may not be acceptable. Contact Jason Inge (or his designee) with AW Pipeline Engineering Review team at 512-972-0494 for review and approval of the easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

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.

- DE 11. Submit a final plat that has been sign, sealed, and dated by a professional engineer that is licensed in the State of Texas. [LDC 25-7-62]
- DE 12. Submit a final plat that has been sign, sealed, and dated by a registered professional land surveyor licensed in the State of Texas. [LDC 25-7-62]
- DE 13. Provide a copy of the approved preliminary plan for review and comparison with the proposed final plat. [LDC 25-4-51, 25-4-59]
- DE 14. Add water quality plat note to read as follows: [LDC 25-8-211]  
"Water quality controls are required for all development pursuant to the Land Development Code"
- DE 15. Provide water quality plan for this subdivision in accordance with the application packet. See page 17 of the packet for the list of required water quality review items. [LDC 25-8-211]
- DE 16. Provide an engineering report that is specific to Easton Park Section 4B-East, Phase 1 Final Plat. [LDC 25-8-211]
- DE 17. Provide stormwater control measures for stormwater runoff generated within Cota Vista Drive's right of way. Full sedimentation/filtration or full sedimentation/biofiltration systems are required for SCM receiving stormwater runoff from public infrastructure. [LDC 25-8-211]

**Wetlands Biologist Review - Leslie Lilly - [Leslie.lilly@austintexas.gov](mailto:Leslie.lilly@austintexas.gov)**

No comments at this time.

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

- 1. Please add the case number to the lower right hand corner of each page: C8J-2022-0177.1A 30-1-113
- 2. Provide the draft of the Drainage Maintenance Agreement for this plat. Please continue to work with City of Austin Legal to finalize the Drainage Maintenance Agreement. Clarify if the drainage

easements needs to be defined with metes and bounds on the plat or within this document. 30-1-113

3. Please continue to work with City of Austin Legal to finalize the draft CCR document. 30-1-113
4. Add the following note: "This subdivision plat is located within the \_\_\_\_\_ of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_." 30-1-113
5. Please clarify note #13 is correct. If fiscal is required, add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84  
  
"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated \_\_\_\_\_, 20\_\_, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. \_\_\_\_\_, in the Official Public Records of \_\_\_\_\_ County, Texas." Clarify if note #13 needs to be replaced with the fiscal note.
6. Provide the signed construction agreements for the City and the County. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84
7. Please clarify if note #24 is applicable for this plat? 30-1-113
8. Once all comments are cleared, please contact this reviewer with signed mylars with signatures of owner(s), notary public(s) and appropriate seals and dates, and current tax certificates. 25-1-83 or 30-1-113
9. 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. Please be aware of the application expiration date and if approved the fiscal security requirement deadlines. 30-2-84

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

1. Provide a copy of the TIA.  
U1) No TIA could be located. This comment is conditionally cleared - UPLOAD the TIA, as requested, with the formal application.  
U2) No TIA could be located.

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

- 1) Provide proof of fiscal posting. Additional fiscal may be required with subdivision construction plans.

**City Arborist Review - Taylor Horton - 512-974-1218**

Date: 10/18/22



- CA1 Provide a Tree Mitigation Plan compliant with Chapter 25-8, Subchapter B, Article 1, Division 2 of the City of Austin Land Development Code and Section 3 of the City of Austin Environmental Criteria Manual. Further tree mitigation review and comments are pending.
- CA2 Tree mitigation must be provided (at minimum) at the following rates:
- Heritage trees: 300%
  - 19 inches and greater, ECM Appendix F trees: 100%
  - 8 to 18.9 inches, ECM Appendix F trees: 50%
  - 19 inches and greater, all other trees: 50%
  - 8 to 18.9 inches, all other trees: 25% [ECM 3.5.4]
  - Note: No mitigation is required for the removal of non-native invasive species.

|   |
|---|
| <b>Site Plan Plumbing - Juan Beltran - 512-972-2095</b> |
|---|

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 services lines shall be positioned or located in a manner that will not cross lot lines.**

**End of Master Comment Report**



# 14 Property Profile

## Easton Park 4B East Phase 1 Site Location

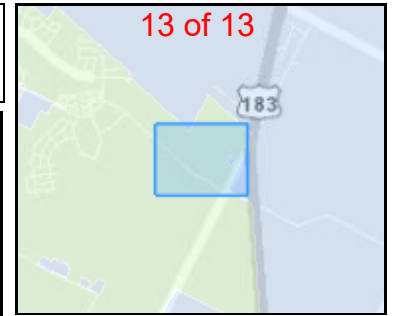


0 500 1000 ft

10/12/2022

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

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### Legend

#### Property

##### Streets



##### Jurisdictions (No Fill)

- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION

#### Appraisal Districts

##### TCAD Parcels



#### Jurisdictions Fill

##### Jurisdiction

- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION

#### Review Cases

##### Subdivision Cases- IN REVIEW



### Notes

Site Location Easton Park 4B East Phase 1