

## **SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2008-0048-04.2A

**PC DATE:** 10/24/2023

**SUBDIVISION NAME:** Eastwood Section 2

**AREA:** 16.27 acres

**LOT(S):** 91

**OWNER/APPLICANT:** Cyclone Development, Inc. (John Lloyd)

**AGENT:** Carlson, Brigrance and Doering, Inc. (Brendan McEntee)

**ADDRESS OF SUBDIVISION:** 9608 FM 973

**GRIDS:** MP19

**COUNTY:** Travis

**WATERSHED:** Gilleland Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Drainage

**ADMINISTRATIVE WAIVERS:** Block Length

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided along internal streets.

**DEPARTMENT COMMENTS:** This request is for approval with conditions of Eastwood Section 2 consisting of 91 single family lots on 16.27 acres. Water provided by Manville Water Supply Corp. and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in a comment report due to be sent on Nov. 2. Owing to the commission not meeting on Oct. 31 or Nov. 7, and the requirement of action within 30 days, this plat has to be submitted to Commission early before the report is complete. Provided the conditions are met by January 8, 2024, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). An application that has been approved with conditions may be updated to address conditions identified in the report until the application expires and the plat does not need to be heard before the Commission again.

**STAFF RECOMMENDATION:** The staff recommends approval with conditions of this subdivision. This plat will meet all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner

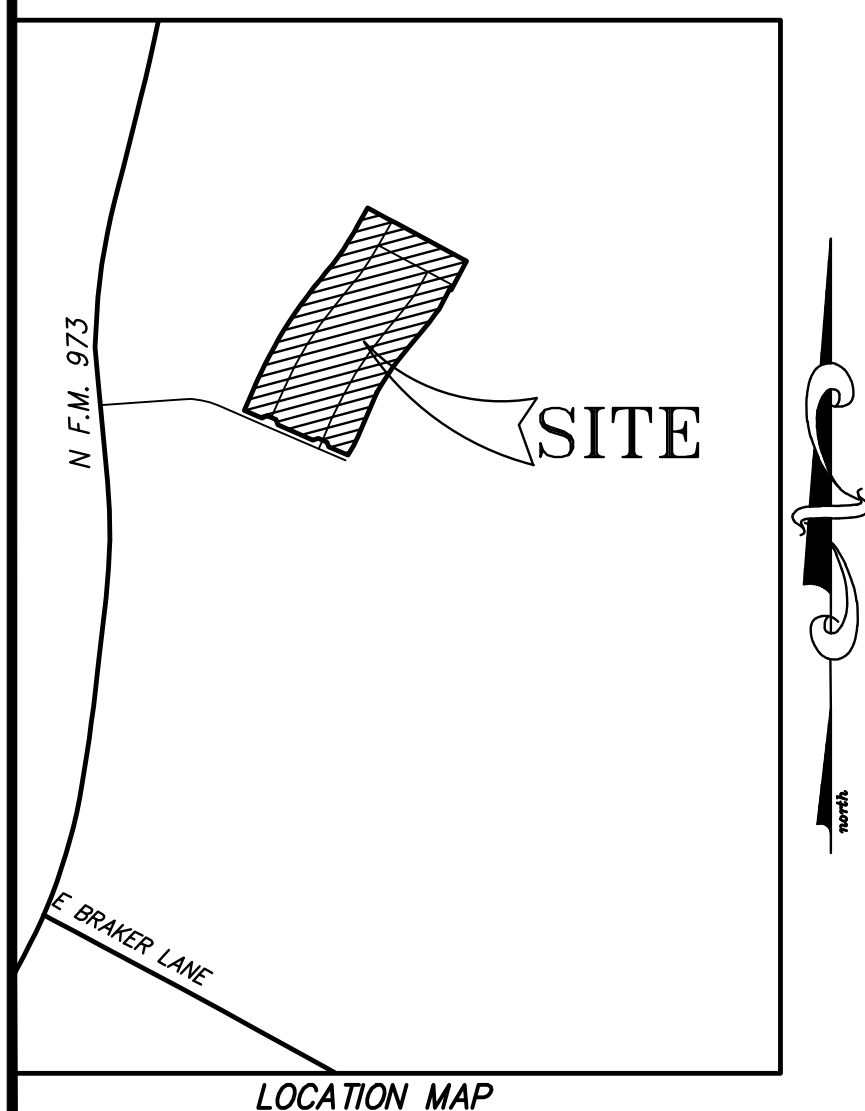
Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

**PHONE:** 512-854-7687

FINAL PLAT OF  
**EASTWOOD SECTION 2**

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.



**C8J-2008-0048.01.2A**  
**SHEET NO. 1 OF 4**

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

FINAL PLAT OF  
EASTWOOD SECTION 2

LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ..... FOUR FOOT (4') WIDE SIDEWALK REQUIRED
- OPRTCTX OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCTX REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

SCALE: 1" = 100'

OWNER:  
CYCLONE DEVELOPMENT, INC.  
JOHN S. LLOYD, PRESIDENT  
6504 WEST COURTYARD DRIVE  
AUSTIN, TEXAS 78730

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
12129 N. FM 620, STE. 600  
AUSTIN, TEXAS 78750  
PHONE: (512)-280-5160  
FAX: (512)-280-5165

DATE:  
TOTAL ACREAGE: 16.273 ACRES  
SURVEY: JAMES H. MANNING  
SURVEY NUMBER 37,  
ABSTRACT NUMBER 520

F.E.M.A. MAP NO.: 48453C 0495 J  
TRAVIS COUNTY, TEXAS  
DATED: AUGUST 18, 2014

CYCLONE DEVELOPMENT, INC.  
275.517 ACRES (TRACT 2)  
DOC. No. 2016013696 OPRTCTX

JAMES H. MANNING  
SURVEY NO. 37  
ABSTRACT NO. 520

CYCLONE DEVELOPMENT, INC.  
275.517 ACRES (TRACT 2)  
DOC. No. 2016013696 OPRTCTX

706 INVESTMENT  
PARTNERSHIP LTD  
TRACT 4 - 84.24 ACRES  
DOC. NO. 2005114143  
OPRTCTX  
LC MANOR LLC  
200.77 ACRES  
DOC. NO. 2022152930  
OPRTCTX

"RJ SURVEYING"

DRAINAGE EASEMENT TO  
CITY OF AUSTIN, TEXAS  
1.134 ACRES  
DOC. No. 2020242965 OPRTCTX

CYCLONE DEVELOPMENT, INC.  
275.517 ACRES (TRACT 2)  
DOC. No. 2016013696 OPRTCTX

DRAINAGE EASEMENT TO  
CITY OF AUSTIN, TEXAS  
0.451 ACRE  
DOC. No. 2020242962 OPRTCTX

WASTEWATER LINES EASEMENT TO  
CITY OF AUSTIN, TEXAS  
0.3830 ACRE  
DOC. No. 2020123628 OPRTCTX

DRAINAGE EASEMENT TO  
CITY OF AUSTIN, TEXAS  
0.1792 ACRE  
DOC. No. 2020242961 OPRTCTX

POINT OF  
BEGINNING

NORTH F.M. 973  
(100' R.O.W.)

"CAPITAL SURVEYING"

EASTWOOD SECTION 1  
DOC. No. OPRTCTX

BLOCK A

VENOSA STREET

BLOCK B

PORANO LANE

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

BLOCK G

BLOCK H

BLOCK I

BLOCK J

BLOCK K

BLOCK L

BLOCK M

BENCHMARK NOTE:  
LCRA 1/2" IRON ROD FOUND WITH  
ALUMINUM CAP STAMPED "A578"  
N: 10,082,982.87  
E: 3,169,224.44  
ELEV=453.44  
NAVD 88

STREET DATA:

STREET	LENGTH	ROW	AREA
VENOSA STREET	1207'	50'	1.384 AC
MAGLIANO LANE	443'	50'	0.482 AC
PORANO LANE	1038'	50'	1.168 AC
DEDICATED STREETS	2688'		3.034 AC

AREA SUMMARY:

TOTAL AREA OF THIS PLAT:	16.273 ACRES
91 SINGLE-FAMILY LOTS	13.239 ACRES
DEDICATED PUBLIC STREETS	3.034 ACRES

C8J-2008-0048.01.2A  
SHEET NO. 2 OF 4



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

FINAL PLAT OF  
EASTWOOD SECTION 2

Line Table		
Line #	Direction	Length
L1	N39°34'48"E	100.00
L2	N39°05'58"E	47.28
L3	N37°02'17"E	49.94
L4	N34°57'56"E	49.97
L5	N32°46'35"E	49.97
L6	N30°44'13"E	49.98
L7	N29°16'31"E	53.98
L8	N29°08'23"E	96.02
L9	S60°51'37"E	120.00
L10	S67°04'13"E	50.30
L11	S28°08'30"W	170.00
L12	N61°51'30"W	5.41
L13	S29°08'33"W	95.30
L14	S32°03'19"W	24.77
L15	S33°33'50"W	30.25
L16	S35°54'06"W	55.02
L17	S38°48'20"W	55.43
L18	S39°34'48"W	100.00
L19	S39°25'55"W	50.00
L20	S38°04'17"W	50.24
L21	S36°26'26"W	50.24
L22	S34°48'35"W	50.24
L23	S33°10'44"W	50.24
L24	S31°33'50"W	49.26
L25	S21°25'25"W	100.07
L26	S24°52'18"W	50.01
L27	S23°29'32"W	100.00
L28	S25°26'03"W	50.03
L29	S29°45'12"W	60.36
L30	N66°30'28"W	108.33
L31	N21°30'28"W	28.28
L32	N66°30'28"W	50.00
L33	S68°29'32"W	28.28
L34	N66°30'28"W	200.00
L35	N21°30'28"W	28.28
L36	N66°30'28"W	50.00

Line Table		
Line #	Direction	Length
L37	S68°29'32"W	28.28
L38	N66°30'28"W	100.00
L39	N29°08'23"E	105.02
L40	N16°21'34"W	21.03
L41	S61°51'30"E	110.41
L42	N73°08'30"E	21.21
L43	N28°08'30"E	21.32
L44	N28°08'30"E	21.32
L45	N16°51'30"W	21.21
L46	S74°17'48"W	21.64
L47	N23°29'32"E	116.59
L48	N23°29'32"E	116.59
L49	N25°04'04"E	52.42
L50	N26°22'09"E	52.42
L51	N27°48'21"E	50.64
L52	N28°32'12"E	1.78
L53	N29°13'53"E	48.05
L54	N28°19'58"E	49.88
L55	N32°05'41"E	49.88
L56	N33°14'58"E	9.57
L57	N36°04'08"E	40.31
L58	S34°14'18"W	12.17
L59	S34°56'00"W	37.68
L60	N35°39'51"E	14.74
L61	S36°21'34"W	35.13
L62	N37°05'25"E	17.29
L63	S37°47'11"W	32.64
L64	S38°31'02"W	19.78
L65	N39°12'45"E	30.23
L66	N39°34'48"E	50.00
L67	S38°48'45"W	71.09
L68	S37°45'49"W	49.21
L69	S35°20'41"W	48.57
L70	S32°30'41"W	48.58
L71	S29°48'48"W	61.75

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C1	546.12	1945.00	16°05'15"	N31°32'10"E	544.33
C2	512.43	1825.00	16°05'15"	S31°32'10"W	510.75
C3	268.77	1475.00	10°26'25"	N34°21'35"E	268.40
C4	184.66	925.00	11°26'18"	N33°51'39"E	184.36
C5	529.27	1885.00	16°05'15"	S31°32'10"W	527.54
C6	543.31	1935.00	16°05'15"	S31°32'10"W	541.53
C7	174.68	875.00	11°26'18"	N33°51'39"E	174.39
C8	235.46	1525.00	8°50'48"	N35°09'24"E	235.23
C9	498.39	1775.00	16°05'15"	S31°32'10"W	496.75
C10	16.62	1945.00	0°29'23"	S23°44'13"W	16.62
C11	52.74	1945.00	1°33'14"	S24°45'31"W	52.74
C12	52.76	1945.00	1°33'15"	S26°18'46"W	52.76
C13	52.77	1945.00	1°33'17"	S27°52'02"W	52.77
C14	52.78	1945.00	1°33'17"	S29°25'19"W	52.78
C15	52.79	1945.00	1°33'18"	S30°58'37"W	52.78
C16	52.79	1945.00	1°33'18"	S32°31'54"W	52.78
C17	48.85	1945.00	1°26'21"	S34°01'44"W	48.85
C18	52.79	1945.00	1°33'18"	S35°31'33"W	52.79
C19	52.78	1945.00	1°33'17"	S37°04°51"W	52.78
C20	52.76	1945.00	1°33'15"	S38°38'07"W	52.76
C21	5.69	1945.00	0°10'03"	N39°29'46"E	5.69
C22	13.60	1475.00	0°31'42"	N29°24'14"E	13.60
C23	54.41	1475.00	2°06'49"	N30°43'30"E	54.41
C24	54.41	1475.00	2°06'49"	N32°50'19"E	54.41
C25	54.40	1475.00	2°06'48"	N34°57'07"E	54.40
C26	57.74	1475.00	2°14'34"	N37°07'48"E	57.73
C27	34.20	1475.00	1°19'43"	N38°54°56"E	34.20
C28	50.06	1825.00	1°34'18"	S38°42'33"W	50.06

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C29	50.08	1825.00	1°34'20"	S37°08'14"W	50.08
C30	50.09	1825.00	1°34'22"	S35°33'53"W	50.09
C31	46.16	1825.00	1°26'57"	S34°03'14"W	46.15
C32	50.06	1825.00	1°34'17"	S32°32'37"W	50.05
C33	50.09	1825.00	1°34'21"	S30°58'14"W	50.09
C34	50.09	1825.00	1°34'21"	S29°23'53"W	50.08
C35	50.08	1825.00	1°34'20"	S27°49'32"W	50.08
C36	50.07	1825.00	1°34'19"	S26°15'13"W	50.06
C37	50.05	1825.00	1°34'17"	S24°40°56"W	50.05
C38	12.88	1825.00	0°24'15"	S23°41'40"W	12.88
C39	52.22	925.00	3°14'05"	N29°45'32"E	52.21
C40	48.71	925.00	3°01'01"	N32°53'05"E	48.70
C41	48.71	925.00	3°01'01"	N35°54'06"E	48.70
C42	35.03	925.00	2°10'11"	N38°29'42"E	35.03
C43	22.81	1885.00	0°41'36"	S39°14'00"W	22.81
C44	53.65	1885.00	1°37°51"	S38°04'17"W	53.65
C45	53.65	1885.00	1°37°51"	S36°26'26"W	53.65
C46	53.65	1885.00	1°37°51"	S34°48'35"W	53.65
C47	53.65	1885.00	1°37°51"	S33°10'44"W	53.65
C48	53.65	1885.00	1°37°51"	S31°32'53"W	53.65
C49	53.65	1885.00	1°37°51"	S29°55'02"W	53.65
C50	61.05	1885.00	1°51'20"	S28°10'26"W	61.04
C51	50.07	1885.00	1°31'19"	S26°29'07"W	50.07
C52	50.02	1885.00	1°31'13"	S24°57'51"W	50.02
C53	23.32	1885.00	0°42'32"	S23°50'58"W	23.32
C54	23.11	1935.00	0°41'04"	S23°50'04"W	23.11
C55	49.36	1935.00	1°27'42"	S24°54'27"W	49.36
C56	49.36	1935.00	1°27'42"	S26°22'09"W	49.36

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C57	49.36	1935.00	1°27'42"	S27°49'51"W	49.36
C58	49.36	1935.00	1°27'42"	S29°17'32"W	49.36
C59	49.36	1935.00	1°27'42"	S30°45'14"W	49.36
C60	49.36	1935.00	1°27'42"	S32°12'56"W	49.36
C61	49.36	1935.00	1°27'42"	S33°40'38"W	49.36
C62	49.36	1935.00	1°27'42"	S35°08'20"W	49.36
C63	49.36	1935.00	1°27'42"	S36°36'02"W	49.36
C64	49.36	1935.00	1°27'42"	S38°03'44"W	49.36
C65	26.58	1935.00	0°47'13"	S39°11'11"W	26.58
C66	32.26	875.00	2°06'45"	N38°31'25"E	32.26
C67	56.45	875.00	3°41'47"	N35°37'09"E	56.44
C68	56.45	875.00	3°41'47"	N31°55'22"E	56.44
C69	29.52	875.00	1°55'58"	N29°06'29"E	29.52
C70	21.92	1775.00	0°42'28"	S23°50'46"W	21.92
C71	56.28	1775.00	1°49'00"	S25°06'29"W	56.27
C72	54.40	1775.00	1°45'22"	S26°53'40"W	54.40
C73	53.56	1775.00	1°43'44"	S28°38'13"W	53.56
C74	53.56	1775.00	1°43'44"	S30°21'57"W	53.56
C75	53.56	1775.00	1°43'44"	S32°05'41"W	53.56
C76	53.56	1775.00	1°43'44"	S33°49'25"W	53.56
C77	53.56	1775.00	1°43'44"	S35°33'09"W	53.56
C78	53.56	1775.00	1°43'44"	S37°16'53"W	53.56
C79	44.43	1775.00	1°26'02"	S38°51'46"W	44.42
C80	44.71	1525.00	1°40'48"	N38°44'24"E	44.71
C81	49.19	1525.00	1°50'54"	N36°58'33"E	49.19
C82	49.19	1525.00	1°50'54"	N35°07'39"E	49.19
C83	49.19	1525.00	1°50'54"	N33°16'46"E	49.19
C84	43.17	1525.00	1°37'19"	N31°32'39"E	43.17

GENERAL PLAT NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER SYSTEM AND THE CITY OF AUSTIN WASTEWATER UTILITY SYSTEM.

2. THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

3. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. THIS PLAT LIES WITHIN ZONE AE, ZONE X SHADED AND ZONE X UNSHADED AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, FIRM PANEL NO. 48453C0495J, EFFECTIVE DATE AUGUST 18, 2014 AND FIRM PANEL NO. 48453C0490K, EFFECTIVE DATE JANUARY 22, 2020.

4. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON.

5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.

6. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DEFINED BY INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ OPRTCTX.

7. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DEFINED BY INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ OPRTCTX.

8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.

9. ALL 15' DRAINAGE EASEMENTS BETWEEN SINGLE FAMILY LOTS WILL BE ENCLOSED CONDUIT.

10. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AND INTERSECTING LOCAL OR COLLECTOR STREET.

11. ALL STREETS WILL BE DEDICATED AS PUBLIC STREETS.

12. PUBLIC SIDEWALKS WITH A MINIMUM WIDTH OF 4 FT. AND BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF VENOSA STREET, PORANO LANE AND MAGLIANO LANE. AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT; THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT 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.

13. BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT – 25' STREET SIDE – 15' SIDES – 5' REAR – 10'

14. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

15. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO THE CITY OF AUSTIN FOR 91 DWELLING UNITS.

16. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

17. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

18. 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 DOCUMENT NO. \_\_\_\_\_ OPRTCTX.

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

20. 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.

21. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE 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 OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

22. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY 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. THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

24. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

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

26. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
WATER – MANVILLE WATER SUPPLY CO.  
WASTEWATER – CITY OF AUSTIN  
ELECTRIC – BLUEBONNET ELECTRIC COOPERATIVE  
GAS – ATMOS ENERGY  
PHONE – SPECTRUM/AT&T  
CABLE – SPECTRUM/AT&T

27. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PER THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

28. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL BLUEBONNET ELECTRIC WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

29. BLUEBONNET ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

30. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE BLUEBONNET ELECTRIC WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

31. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC TITLE 30-5-211.

32. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN TITLE 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.

33. THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.

34. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- C8J-2008-0048.01.2A  
SHEET NO. 3 OF 4
- CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying

5501 West William Cannon ♦ Austin, Texas 78749

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



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS: THAT CYCLONE DEVELOPMENT, INC., BEING THE OWNER OF A 100.0505 ACRE TRACT OF LAND (TRACT 1) AND A 275.517 ACRE TRACT OF LAND (TRACT 2) IN THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520 AND THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2016013696 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.273 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

"EASTWOOD SECTION 2"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOHN S. LLOYD, PRESIDENT  
CYCLONE DEVELOPMENT, INC.  
6504 WEST COURTYARD DRIVE  
AUSTIN, TX 78730

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 THEREWITH. 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 SUBDIVISIONS 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 TO COUNTY STANDARDS AND TO POST THE FISCAL TO SECURE SUCH CONSTRUCTION IS 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.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, 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.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY: DEPUTY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, 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\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY: DEPUTY

THIS PROJECT IS LOCATED IN THE WILBARGER WATERSHED, CLASSIFIED AS SUBURBAN.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED FOR ACCEPTANCE:

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

\_\_\_\_\_  
JOSE G. ROIG, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
DATE

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.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, BRENDAN P. McENTEE, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND THAT THE 100 YEAR DEVELOPED FLOODPLAIN (ATLAS 14) IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 4853C0495J DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
BRENDAN P. McENTEE, P.E. NO. 96200  
CARLSON, BRIGANCE & DOERING, INC.  
12129 RR 620 N, STE. 600  
AUSTIN, TEXAS 78750



STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, STEPHEN R. LAWERENCE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
STEPHEN R. LAWERENCE, R.P.L.S #6352  
CARLSON, BRIGANCE & DOERING, INC.  
12129 N. FM 620, STE. 600  
AUSTIN, TEXAS 78750  
stephen@cbsdeng.com



C8J-2008-0048.01.2A  
SHEET NO. 4 OF 4



# Eastwood Section 2

## Location Map

