

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0048-04.1A

PC DATE: 10/24/2023

SUBDIVISION NAME: Eastwood Section 1

AREA: 35.77 acres

LOT(S): 76

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 1 consisting of 74 single family lots and 2 drainage lots on 35.77 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

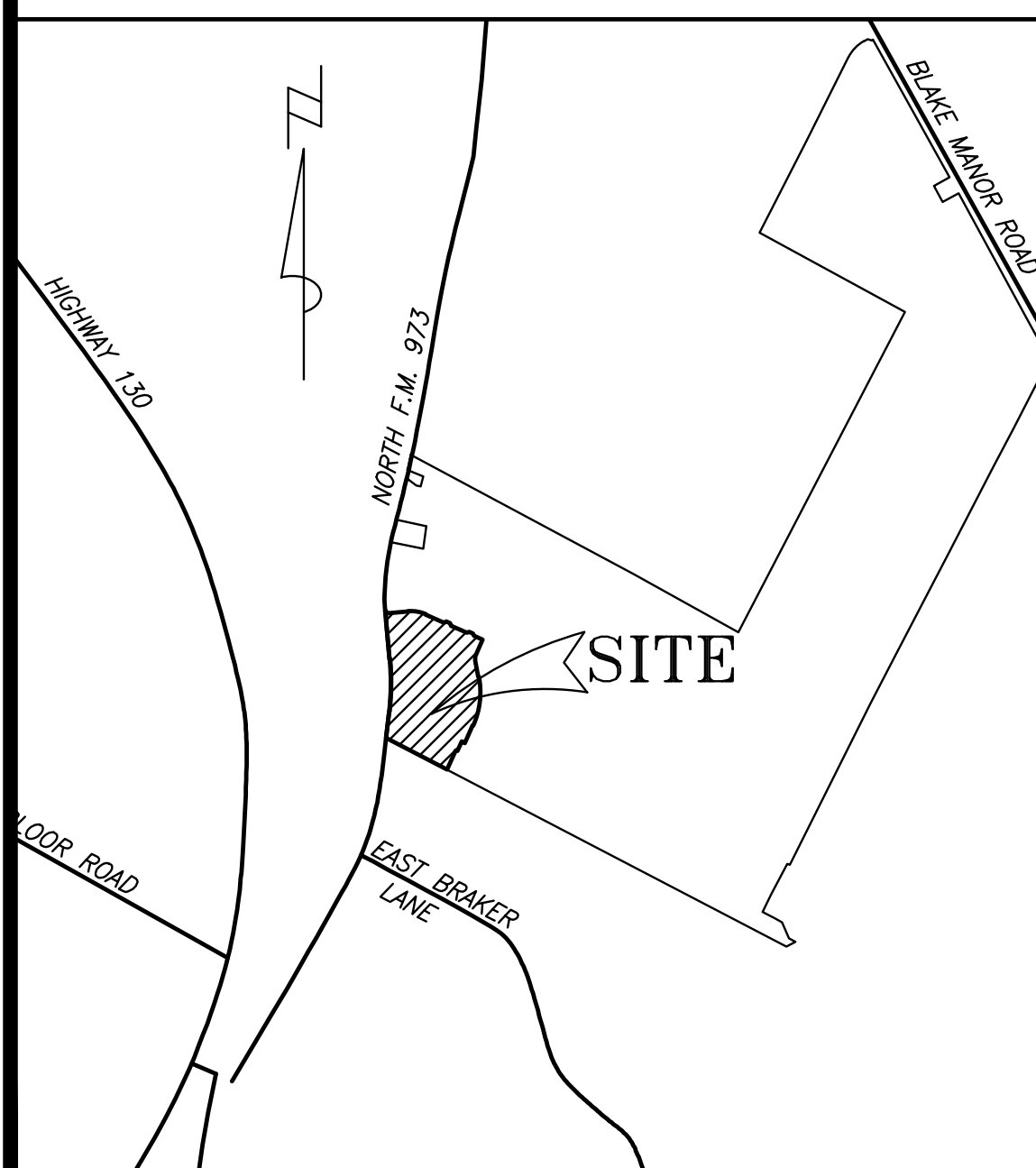
Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

FINAL PLAT OF
EASTWOOD SECTION 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
SCALE: 1"=2000'

C8J-2008-0048.01.1A
SHEET NO. 1 OF 4

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

FINAL PLAT OF
EASTWOOD SECTION 1

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 RR 620 N, STE. 600
AUSTIN, TEXAS 78750
PHONE: (512)-280-5160
FAX: (512)-280-5165

DATE: APRIL 11, 2023
TOTAL ACREAGE: 35.770 ACRES
SURVEY: JAMES H. MANNING
SURVEY NUMBER 37,
ABSTRACT NUMBER 520 &
OLIVER BUCKMAN SURVEY NUMBER 40,
ABSTRACT NUMBER 60

F.E.M.A. MAP NO.: 48453C 0490 K
TRAVIS COUNTY, TEXAS
DATED: JANUARY 22, 2020

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

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

AREA SUMMARY:

TOTAL AREA OF THIS PLAT:	35.770 ACRES
74 SINGLE-FAMILY LOTS	11.356 ACRES
1 HOA DE LOT	3.156 ACRE
1 HOA DE/OS LOT	15.448 ACRES
DEDICATED PUBLIC STREETS	4.952 ACRES
NORTH F.M. 973 RIGHT-OF-WAY	0.858 ACRE

STREET DATA:

STREET	LENGTH	ROW	AREA
BARI DRIVE	145'	50'	0.120 AC
JAMIE LEE LANE	145'	50'	0.112 AC
PORANO LANE	1243'	50'	1.482 AC
REID RIKER DRIVE	290'	50'	0.231 AC
SAN SAVINO DRIVE	1174'	64'-68'	1.798 AC
VENOSA STREET	988'	50'	1.144 AC
DEDICATED STREETS	3985'		4.952 AC

NORTH F.M. 973 RIGHT-OF-WAY	1474'	0.858 AC
TOTAL	5459'	5.810 AC

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

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

DRAINAGE EASEMENT TO
CITY OF AUSTIN, TEXAS
3.999 ACRES
DOC. NO. 2020242963 OPRTCTX

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

DRAINAGE EASEMENT TO
CITY OF AUSTIN, TEXAS
3.778 ACRES
DOC. NO. 2020242964 OPRTCTX

DRAINAGE EASEMENT TO
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3.999 ACRES
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C8J-2008-0048.01.1A
SHEET NO. 2 OF 4

LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- © BLOCK DESIGNATOR
- L.S.E. LANDSCAPE EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- O.S. OPEN SPACE
- FOUR FOOT (4') WIDE SIDEWALK REQUIRED
- FEMA 100-YR FLOODPLAIN
- CRITICAL WATER QUALITY ZONE SETBACK
- ATLAS 14 FLOOD PLAIN
- CITY OF AUSTIN 100-YEAR FULLY DEVELOPED FLOODPLAIN
- OPRTCTX OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCTX REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



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

FINAL PLAT OF
EASTWOOD SECTION 1

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C1	613.20	2914.79	12°03'13"	N00°36'36"E	612.07
C2	126.76	2814.79	2°34'49"	N04°02'53"W	126.75
C3	208.94	432.00	27°42'41"	S80°21'48"E	206.91
C4	177.98	368.00	27°42'41"	N80°21'48"W	176.25
C5	426.14	710.00	34°23'19"	S06°17'52"W	419.77
C6	40.62	710.00	3°16'40"	S21°51'12"W	40.61
C7	50.01	710.00	4°02'09"	S18°11'48"W	50.00
C8	50.01	710.00	4°02'09"	S14°09'40"W	50.00
C9	50.01	710.00	4°02'09"	S10°07'31"W	50.00
C10	50.01	710.00	4°02'09"	S06°05'22"W	50.00
C11	48.18	710.00	3°53'16"	S02°07'40"W	48.17
C12	48.35	710.00	3°54'05"	S01°46'01"E	48.34
C13	48.36	710.00	3°54'08"	S05°40'08"E	48.35
C14	40.59	710.00	3°16'31"	S09°15'27"E	40.58
C15	396.13	660.00	34°23'19"	S06°17'52"W	390.21
C16	38.35	660.00	3°19'45"	S21°49'35"W	38.34
C17	59.92	660.00	5°12'06"	S17°33'40"W	59.90
C18	59.86	660.00	5°11'48"	S12°21'43"W	59.84
C19	59.83	660.00	5°11'39"	S07°09'59"W	59.81
C20	59.84	660.00	5°11'42"	S01°58'18"W	59.82
C21	59.89	660.00	5°11'56"	S03°13'31"E	59.87
C22	58.42	660.00	5°04'18"	S08°21'38"E	58.40
C23	183.66	475.00	22°09'11"	N00°10'48"E	182.51
C24	61.94	475.00	7°28'17"	N07°09'39"W	61.90
C25	61.94	475.00	7°28'17"	N00°18'37"E	61.90
C26	59.78	475.00	7°12'38"	N07°39'05"E	59.74
C27	223.63	525.00	24°24'22"	N01°18'24"E	221.95
C28	38.25	525.00	4°10'27"	N08°48'34"W	38.24
C29	47.71	525.00	5°12'24"	N04°07'09"W	47.69
C30	47.71	525.00	5°12'24"	N01°05'16"E	47.69
C31	47.71	525.00	5°12'24"	N06°17'40"E	47.69
C32	42.26	525.00	4°36'43"	N11°12'13"E	42.25
C33	22.54	25.00	51°39'25"	N37°05'06"E	21.78
C34	162.28	50.00	185°57'22"	S30°03'53"E	99.86
C35	53.35	50.00	61°08'25"	S32°20'36"W	50.86
C36	88.64	50.00	101°34'33"	S72°15'18"E	77.48
C37	21.03	25.00	48°11'23"	S81°03'07"W	20.41
C39	12.28	25.00	28°07'58"	N88°55'10"W	12.15
C40	195.06	325.00	34°23'19"	S06°17'52"W	192.15
C41	46.45	325.00	8°11'22"	S18°53'22"W	46.41
C42	46.45	325.00	8°11'22"	S10°42'00"W	46.41

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C43	46.47	325.00	8°11'32"	S02°30'33"W	46.43
C44	46.47	325.00	8°11'35"	S05°41'00"E	46.43
C45	165.05	275.00	34°23'19"	S06°17'52"W	162.59
C46	76.33	275.00	15°54'09"	S15°32'28"W	76.08
C47	75.76	275.00	15°47'02"	S00°18'08"E	75.52
C48	12.97	275.00	2°42'09"	S09°32'43"E	12.97
C49	11.28	25.00	25°51'47"	N37°13'02"E	11.19
C50	332.73	765.00	24°55'12"	N01°33'49"E	330.11
C51	2.79	765.00	0°12'32"	N10°47'31"W	2.79
C52	57.41	765.00	4°18'00"	N08°32'16"W	57.40
C53	57.52	765.00	4°18'29"	N04°14'01"W	57.51
C54	73.41	765.00	5°29'52"	N00°40'09"E	73.38
C55	73.16	765.00	5°28'47"	N06°09'29"E	73.13
C56	68.44	765.00	5°07'33"	N11°27'38"E	68.42
C57	500.45	815.00	35°10'56"	N06°41'41"E	492.62
C58	36.23	815.00	2°32'49"	N09°37'23"W	36.23
C59	50.03	815.00	3°31'02"	N06°35'27"W	50.02
C60	50.07	815.00	3°31'12"	N03°04'20"W	50.06
C61	50.11	815.00	3°31'22"	N00°26'57"E	50.10
C62	50.15	815.00	3°31'31"	N03°58'24"E	50.14
C63	50.18	815.00	3°31'41"	N07°29'59"E	50.18
C64	50.22	815.00	3°31'49"	N11°01'44"E	50.21
C65	50.26	815.00	3°31'59"	N14°33'39"E	50.25
C66	50.29	815.00	3°32'08"	N18°05'42"E	50.28
C67	58.09	815.00	4°05'01"	N21°54'16"E	58.08
C68	4.83	815.00	0°20'22"	N24°06'58"E	4.83
C69	56.98	765.00	4°16'05"	N22°09'06"E	56.97
C70	21.03	25.00	48°11'23"	N48°22'50"E	20.41
C71	162.65	50.00	186°22'46"	S20°42'51"E	99.85
C72	48.37	50.00	55°25'40"	S44°45'41"W	46.51
C73	28.19	50.00	32°18'12"	S00°53'45"W	27.82
C74	49.04	50.00	56°11'51"	S43°21'17"E	47.10
C75	37.05	50.00	42°27'02"	N87°19'17"E	36.20
C76	21.03	25.00	48°11'23"	N89°48'33"W	20.41
C77	0.90	25.00	2°04'01"	N66°44'52"W	0.90
C78	6.33	325.00	1°07'00"	S10°20'17"E	6.33
C79	20.28	50.00	23°14'25"	S09°50'49"E	20.14
C80	618.45	2939.79	12°03'12"	N00°36'35"E	617.31
C81	9.74	25.00	22°19'35"	N61°18'44"E	9.68

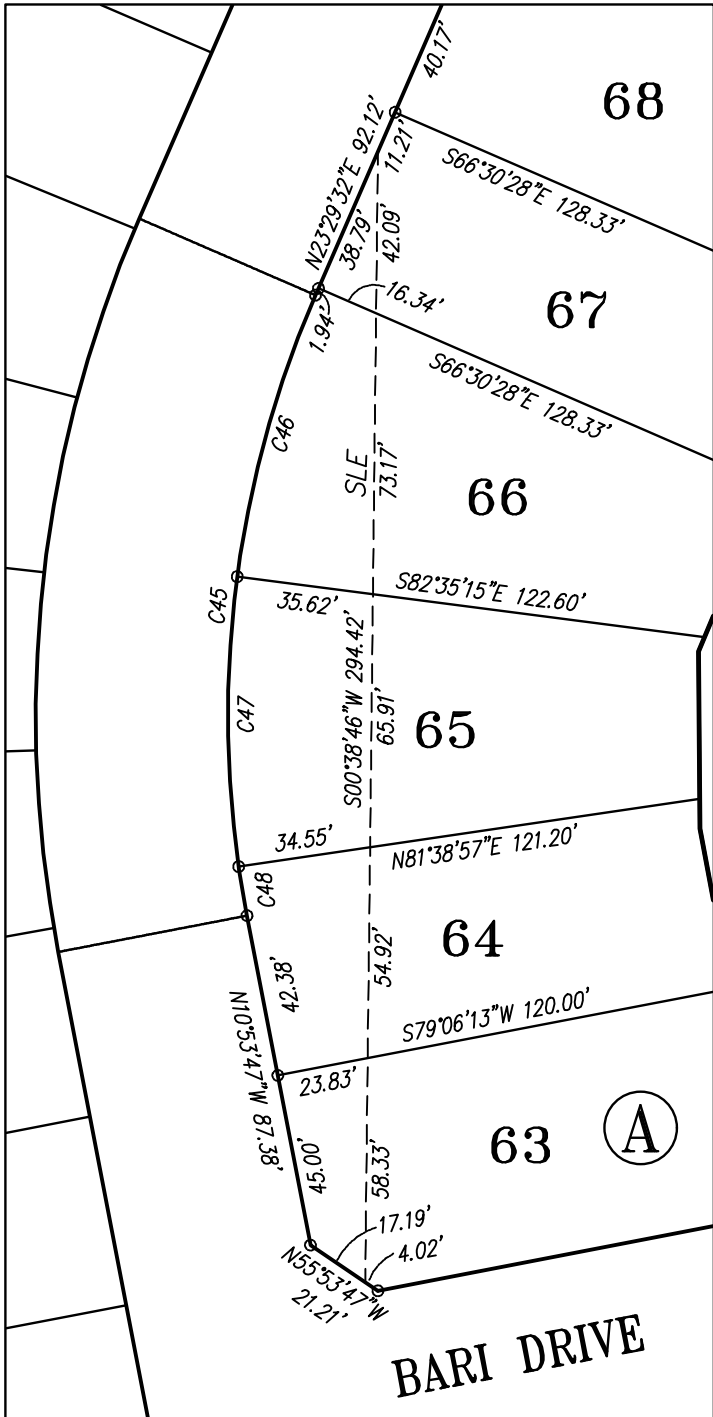
Line Table		
Line #	Direction	Length
L1	N87°14'59"E	25.01
L2	S48°32'41"E	49.12
L3	N85°46'52"E	13.54
L4	N68°29'32"E	28.28
L5	S21°30'28"E	28.28
L6	N68°29'32"E	28.28
L7	S21°30'28"E	28.28
L8	S00°30'03"E	46.14
L9	S10°11'50"E	43.08
L10	S06°27'11"E	57.41
L11	S02°56'00"E	57.45
L12	S00°35'19"W	57.48
L13	S04°06'46"W	57.52
L14	S07°38'21"W	57.55
L15	S11°10'03"W	57.59
L16	S14°41'52"W	57.62
L17	S18°13'48"W	57.65
L18	S22°00'51"W	66.02
L19	N65°42'51"W	40.00
L20	N65°42'51"W	19.95
L21	S40°44'18"W	49.50
L22	N85°46'52"E	13.54
L23	S23°29'32"W	62.72
L24	N23°29'32"E	62.72
L25	N68°29'32"E	28.28
L26	S21°30'28"E	28.28
L27	N68°29'32"E	28.28
L28	S65°42'51"E	89.10
L29	N65°42'51"W	105.00
L30	N20°42'51"W	21.21
L31	S10°53'47"E	23.51
L32	S35°02'34"W	21.57
L33	S79°06'13"W	104.50
L34	S79°06'13"W	105.00

Line Table		
Line #	Direction	Length
L35	S55°53'47"E	21.21
L36	N23°28'42"E	75.46
L37	N22°05'28"E	54.73
L38	S18°11'51"W	58.45
L39	N14°09'42"E	58.45
L40	N10°07'32"E	58.45
L41	N06°05'22"E	58.45
L42	N01°53'58"E	56.21
L43	N01°42'11"W	56.43
L44	N05°34'28"W	56.45
L45	N09°23'37"W	55.61
L46	N10°53'47"W	50.00
L47	N10°53'47"W	50.00
L48	N10°53'47"W	53.54
L49	N07°09'39"W	46.26
L50	N27°41'55"W	20.40
L51	N59°36'19"E	21.01
L52	S11°57'59"W	70.32
L53	S06°09'08"W	61.79
L54	S00°39'49"W	61.74
L55	S04°14'01"E	48.48
L56	S08°32'34"E	44.74
L57	S09°36'28"E	49.19
L58	S04°00'20"E	49.19
L59	S01°38'09"W	49.20
L60	S07°16'38"W	49.20
L61	S12°55'08"W	49.20
L62	S18°43'08"W	49.19
L63	S21°30'28"E	28.28
L64	N30°15'45"W	21.36
L65	S86°57'49"W	108.72
L66	S86°57'49"W	113.47
L67	N59°23'54"E	113.39
L68	N84°35'53"E	50.25

GENERAL PLAT NOTES:

- 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.
- 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.
- 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.
- 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.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
- ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DEFINED BY INSTRUMENT RECORDED IN DOCUMENT NO. _____ OPRTC.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DEFINED BY INSTRUMENT RECORDED IN DOCUMENT NO. _____ OPRTC.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- ALL 15' DRAINAGE EASEMENTS BETWEEN SINGLE FAMILY LOTS WILL BE ENCLOSED CONDUIT.
- 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.
- ALL STREETS WILL BE DEDICATED AS PUBLIC STREETS.
- 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.
- BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT – 25' STREET SIDE – 15' SIDES – 5' REAR – 10'
- 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.
- PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO THE CITY OF AUSTIN FOR 75 DWELLING UNITS.
- 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.
- 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.
- 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. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 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.
- 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.

- SLOPES IN EXCESS OF 15% EXIST ON LOT 1A, BLOCK A. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- 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
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

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

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

C8J-2008-0048.01.1A
SHEET NO. 3 OF 4

FINAL PLAT OF
EASTWOOD SECTION 1

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 35.770 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS:

”EASTWOOD SECTION 1”

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

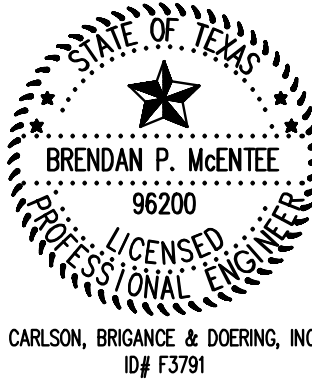
DATE

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) 48453C0490K DATED JANUARY 22, 2020 & 48453C0495J DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

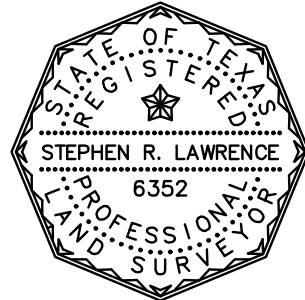
ENGINEERING BY: _____ DATE _____
BRENDAN P. McENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
12129 RR 620 N, STE. 600
AUSTIN, TEXAS 78750



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@cbdeng.com



C8J-2008-0048.01.1A
SHEET NO. 4 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

Eastwood Section 1

Location Map

