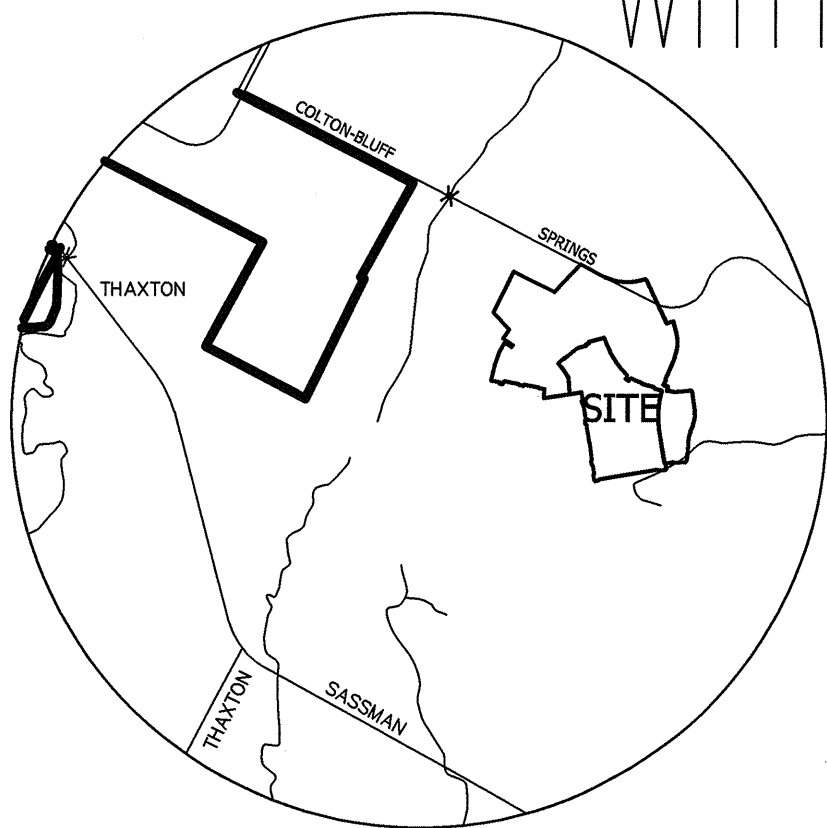


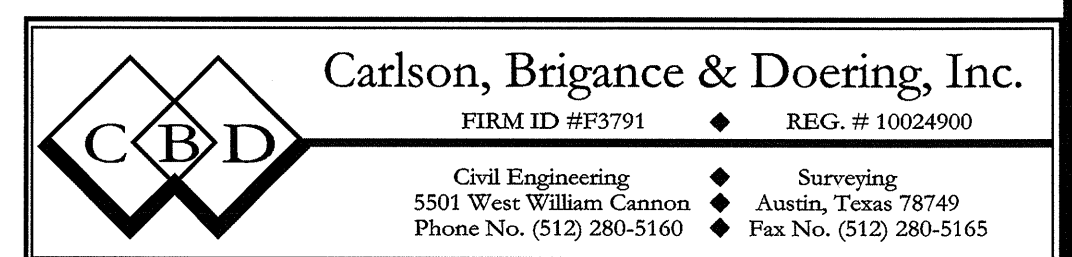
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0225.5A**P.C. DATE:** June 12, 2018**SUBDIVISION NAME:** Easton Park Section 2B, Phase 2 Final Plat**AREA:** 55.441 acres**LOT(S):** 254 total lots**OWNER/APPLICANT:** Carma Easton, LLC (L. Gosda) **AGENT:** Carlson, Brigrance & Doering, Inc.
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** 7901 Colton Bluff Springs Road**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** 248 residential lots, 6 open space/public access/landscape/drainage lots**VARIANCES:** None**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 2B, Phase 2 Final Plat. The final plat is composed of 254 lots on 55.441 acres. There will be 248 residential lots, and 6 open space/public access/landscape/drainage lots. Water and wastewater will be provided by the City of Austin. Parkland has been satisfied for 248 units.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable State, County, and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sue Welch
Email address: Sue.Welch@traviscountytx.gov**PHONE:** (512) 854-7637

EASTON PARK, SECTION 2B, PHASE 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.



LOCATION MAP
NOT TO SCALE

SHEET NO. 1 OF 6**C8J-2015-0255.5A**

PATH-J:\4959\SURVE\PLAT - EASTON PARK 2B-2.dwg

EASTON PARK, SECTION 2B, PHASE 2

LEGEND

- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 1 LOT NUMBER
- 12 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)
- EASEMENT HOLDERS
- TRAVIS COUNTY, TEXAS (NOTE-EASEMENT HOLDER BECOMES THE CITY OF AUSTIN UPON ANNEXATION)
- EASEMENT HOLDERS
- TRAVIS COUNTY, TEXAS (NOTE-EASEMENT HOLDER BECOMES THE CITY OF AUSTIN UPON ANNEXATION)
- PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 3
- EASTON PARK MASTER COMMUNITY, INC.,

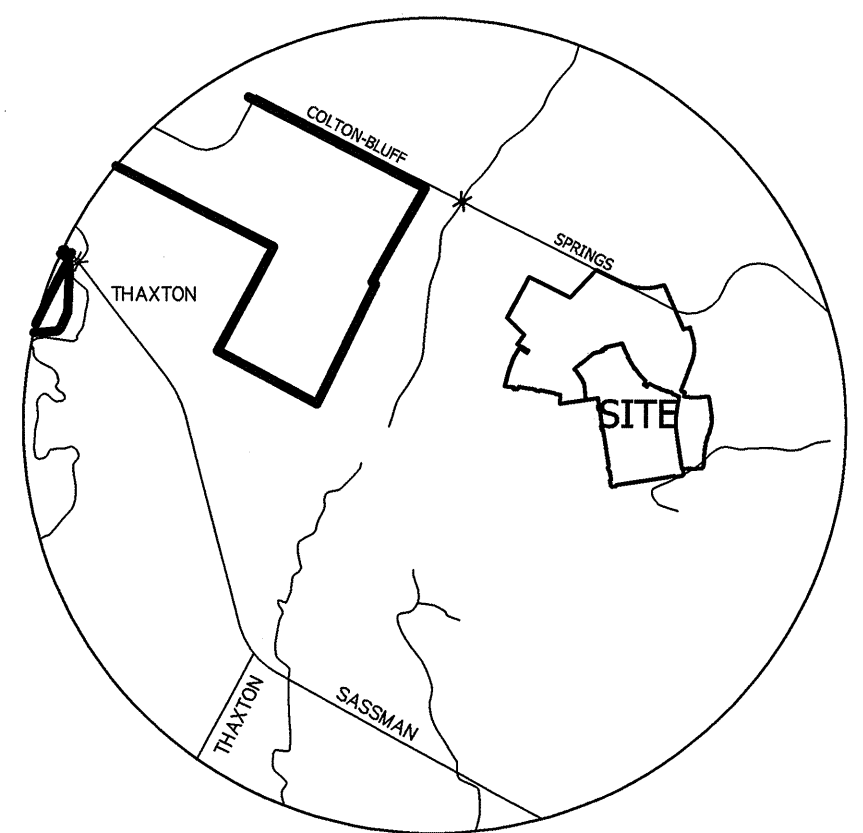
SCALE: 1" = 100'

GRAPHIC SCALE

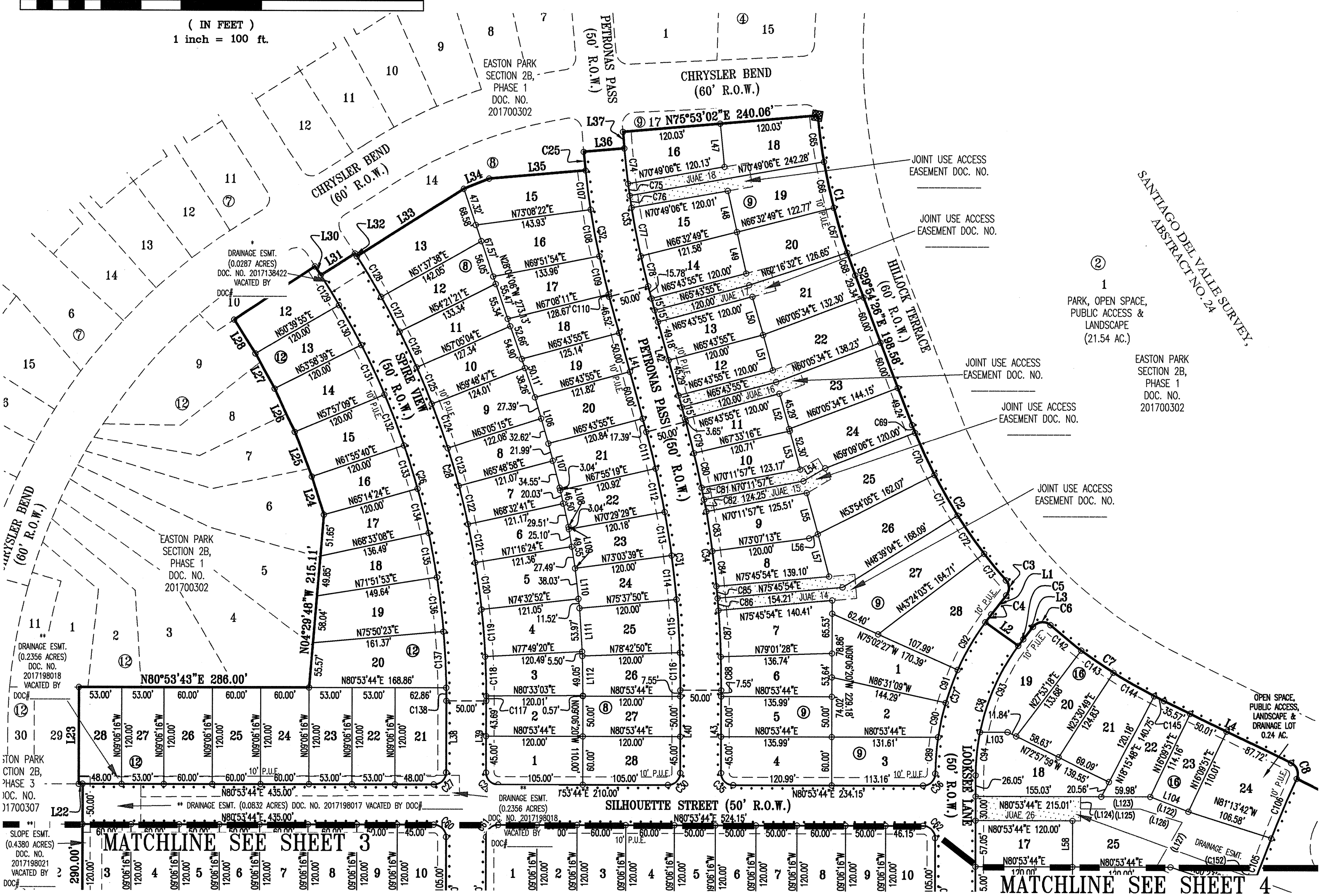


(IN FEET)

1 inch = 100 ft.



LOCATION MAP
NOT TO SCALE



DATE: MAY 9, 2018

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

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

TOTAL ACREAGE: 55.441 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0615J
TRAVIS COUNTY, TEXAS
DATED: JANUARY 6, 2016

TOTAL OF LOTS :	254
NO. OF SINGLE FAMILY LOTS:	248
NO. OF OPEN SPACE, PUBLIC ACCESS,	
LANDSCAPE AND DRAINAGE LOTS:	6
NO. OF BLOCKS:	11

RIGHT-OF-WAY LINEAR FOOTAGE

SPIRE VIEW	50' R.O.W.	1,541'
PETRONAS PASS	50' R.O.W.	826'
SILHOUETTE STREET	50' R.O.W.	1,079'
LOOKSEE LANE	50' R.O.W.	1,305'
YOKOHAMA TERRACE	50' R.O.W.	1,068'
GILWICE LANE	50' R.O.W.	1,068'
ORRIZONTE STREET	50' R.O.W.	999'
AUSBLICK AVENUE	70' R.O.W.	1,701'
CHRYSLER BEND	VARIES	306'
APOGEE BOULEVARD	100' R.O.W.	1,161'
TOTAL		11,129'

TBM 1:

MAGNETIC NAIL WITH SHINER FOUND IN CONCRETE IN THE SOUTHWEST RIGHT OF WAY LINE OF COLTON BLUFF ROAD, +/- 3600 FEET SOUTHEAST OF THE INTERSECTION OF MCKINNEY FALLS PARKWAY AND COLTON BLUFF ROAD, SAME BEING N18°48'00"W, A DISTANCE OF 1099.5 FEET FROM THE CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF EASTON PARK, SECTION 2B, PHASE 2, HAVING GRID COORDINATES OF N = 10029427.18, E = 3123005.56, ELEVATION = 602.61'

TBM 2:

MAGNETIC NAIL WITH SHINER SET IN THE TOP OF THE EAST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF SASSMAN ROAD, BEING 77 FEET WEST OF A DRIVEWAY TO THE NORTH, BEING APPROX. 2600 FEET EAST OF THE INTERSECTION OF SASSMAN ROAD AND THAXTON ROAD, HAVING GRID COORDINATES OF N = 10,023,838.51, E = 3,121,948.38, ELEVATION = 614.69'

SHEET NO. 2 OF 6

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

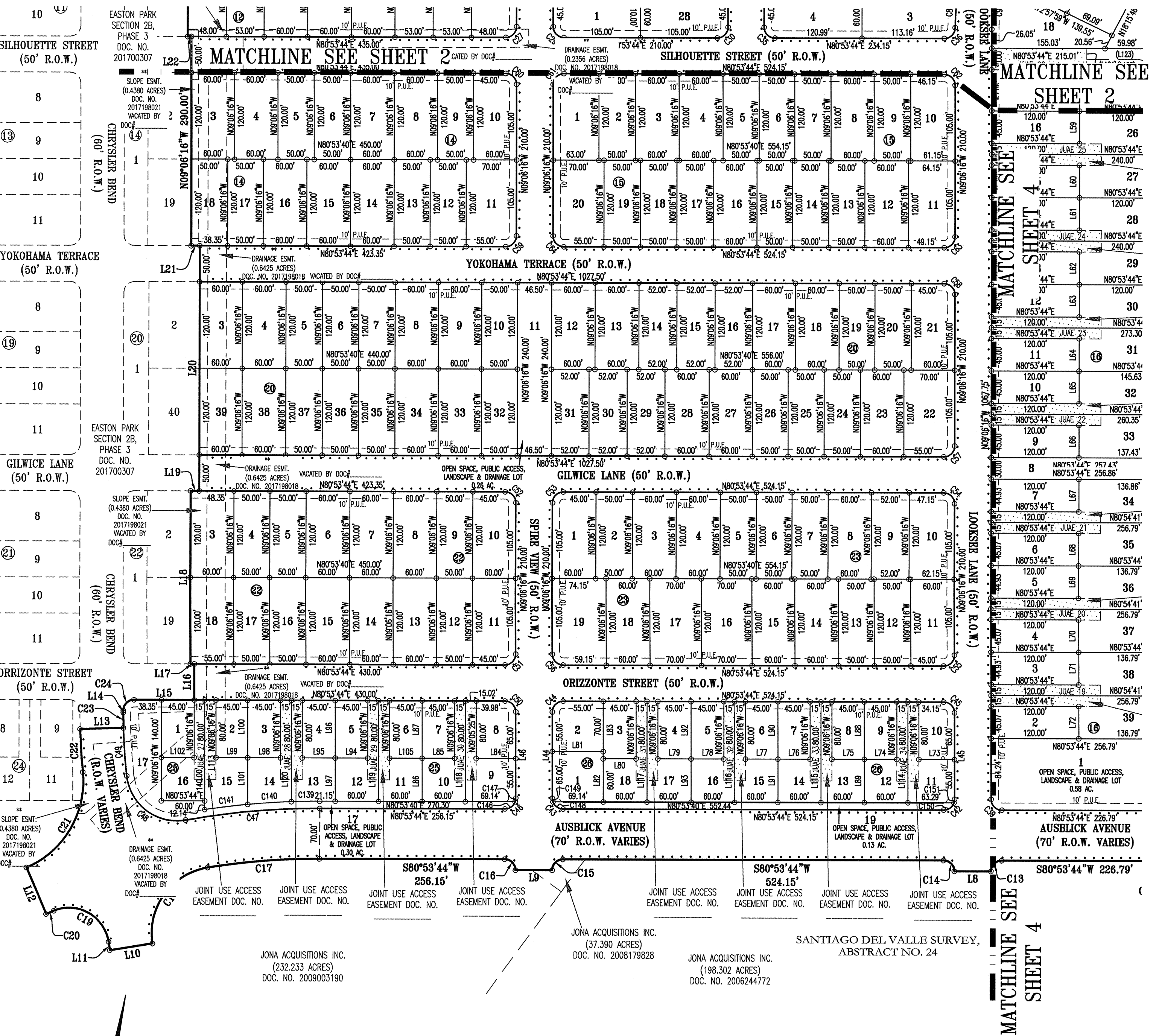
5501 West William Cannon Austin, Texas 78749

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

C8J-2015-0255.5A

PATH-J:\4959\SURVE\PLAT - EASTON PARK 2B-2.dwg

EASTON PARK, SECTION 2B, PHASE 2



SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 1 LOT NUMBER
- 12 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)

STREET TABLE						
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
APOGEE BOULEVARD	1161'	100'	2 @ 28' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD/ PRIMARY COLLECTOR
AUSBLICK AVENUE	1700'	70'	2 @ 20' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD COLLECTOR
GILWICE LANE	1068'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
LOOKSEE LANE	1305'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
PETRONAS PASS	826'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
ORIZZONTE STREET	999'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
SILHOUETTE STREET	1079'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
SPIRE VIEW	1541'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
YOKOHAMA TERRACE	1068'	50'	30' F-F	2 LANE, C & G	5'	LOCAL
CHYSLER BEND	306'	60'	36' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR

SHEET NO. 3 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

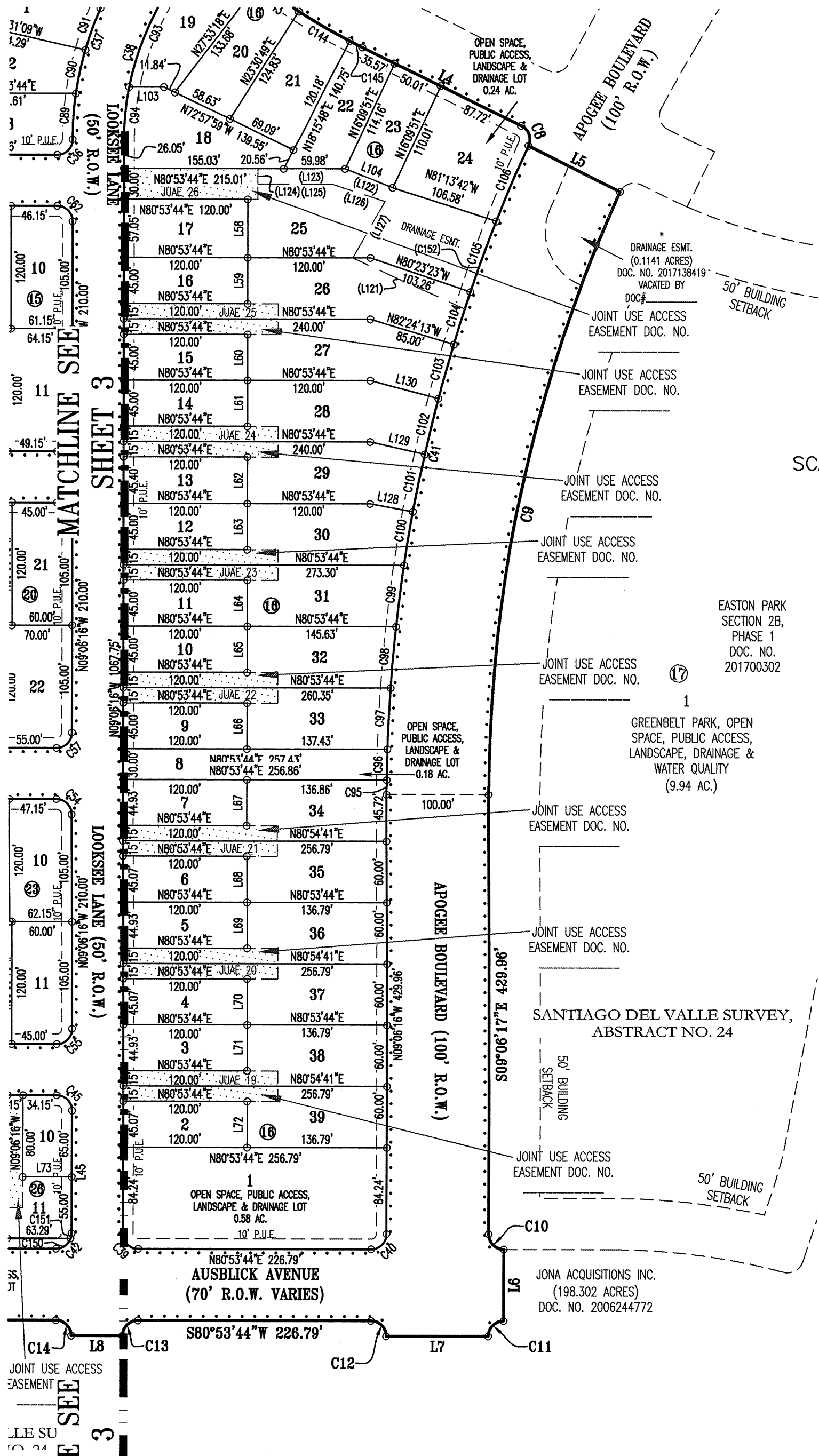
5501 West William Cannon Austin, Texas 78749

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

C8J-2015-0255.5A

PATH-J:\4959\SURVE\PLAT - EASTON PARK 2B-2.dwg

EASTON PARK, SECTION 2B, PHASE 2



SCALE: 1" = 100'

Line Table		
Line #	Length	Direction
L1	29.85	S28°47'46"W
L2	50.00	S63°19'15"E
L3	19.77	N28°47'46"E
L4	173.29	S72°57'59"E
L5	100.08	S72°26'38"E
L6	70.00	S09°06'16"E
L7	100.00	S80°53'44"W
L8	50.00	S80°53'44"W
L9	50.00	S80°53'44"W
L10	60.00	S71°41'20"W
L11	11.92	N18°18'40"W
L12	70.00	N32°13'18"W
L13	60.00	N79°17'35"E
L14	2.56	N09°06'16"W
L15	83.35	N80°53'44"E
L16	50.00	N09°06'16"W
L17	5.00	S80°53'44"W
L18	240.00	N09°06'16"W
L19	11.65	N80°53'44"E
L20	340.00	N09°06'16"W

Line Table		
Line #	Length	Direction
L21	11.65	S80°53'44"W
L22	5.00	S80°53'44"W
L23	120.00	N09°06'16"W
L24	49.42	N26°24'58"W
L25	59.31	N30°03'36"W
L26	59.31	N34°02'06"W
L27	49.42	N37°40'43"W
L28	49.42	N40°54'07"W
L29	120.01	N47°21'10"E
L30	13.09	S41°52'41"E
L31	50.00	N48°07'19"E
L32	4.13	S41°45'46"E
L33	156.25	N48°21'09"E
L34	34.36	N59°13'14"E
L35	120.02	N75°52'05"E
L36	50.00	N75°56'57"E
L37	20.30	N14°03'03"W
L38	88.69	N09°06'16"W
L39	88.69	N09°06'16"W
L40	102.55	N09°06'16"W

Line Table		
Line #	Length	Direction
L41	173.90	N24°16'05"W
L42	173.90	S24°16'05"E
L43	102.55	N09°06'16"W
L44	120.00	N09°06'16"W
L45	120.00	N09°06'16"W
L46	120.00	N09°06'16"W
L47	53.75	N14°42'27"W
L48	52.29	S21°43'52"E
L49	52.55	S21°43'52"E
L50	49.18	S24°16'05"E
L51	45.29	S24°16'05"E
L52	48.04	S24°16'05"E
L53	49.55	S24°16'05"E
L54	31.35	N50°04'05"E
L55	52.93	S24°16'05"E
L56	11.83	N63°54'05"E
L57	54.61	S24°16'05"E
L58	57.05	S09°06'16"E
L59	45.00	S09°06'16"E
L60	45.00	S09°06'16"E

Line Table		
Line #	Length	Direction
L61	45.00	N09°06'16"W
L62	45.40	S09°06'16"E
L63	45.00	S09°06'16"E
L64	45.00	S09°06'16"E
L65	45.00	S09°06'16"E
L66	45.00	S09°06'16"E
L67	44.93	S09°06'16"E
L68	45.07	S09°06'16"E
L69	44.93	S09°06'16"E
L70	45.07	S09°06'16"E
L71	44.93	S09°06'16"E
L72	45.07	S09°06'16"E
L73	49.15	S80°53'44"W
L74	45.00	S80°53'44"W
L75	45.00	S80°53'44"W
L76	45.00	S80°53'44"W
L77	45.00	S80°53'44"W
L78	45.00	S80°53'44"W
L79	45.00	S80°53'44"W
L80	45.00	S80°53'44"W

Line Table		
Line #	Length	Direction
L81	70.00	N80°53'44"E
L82	70.00	N09°06'16"W
L83	80.00	N09°06'16"W
L84	55.00	S80°53'44"W
L85	45.00	S80°53'44"W
L86	60.00	N09°06'16"W
L87	80.00	N09°06'16"W
L88	80.00	N09°06'16"W
L89	60.00	N09°06'16"W
L90	80.00	N09°06'16"W
L91	60.00	N09°06'16"W
L92	80.00	N09°06'16"W
L93	60.00	N09°06'16"W
L94	45.00	S80°53'44"W
L95	45.00	N80°53'44"E
L96	80.00	N09°06'16"W
L97	60.00	N09°06'16"W
L98	45.00	S80°53'44"W
L99	45.00	N80°53'44"E
L100	80.00	N09°06'16"W

Line Table		
Line #	Length	Direction
L101	64.69	N09°06'16"W
L102	45.00	N80°53'44"E
L103	33.92	N80°53'44"E
L104	50.11	N77°42'58"W
L105	45.00	N80°53'44"E
L106	60.01	N25°11'57"W
L107	56.55	N23°29'45"W
L108	49.54	N21°51'44"W
L109	52.58	N18°26'02"W
L110	49.55	N15°39'15"W
L111	59.46	N12°49'40"W
L112	49.62	N10°01'45"W
L113	152.14	N09°06'16"W
L114	140.00	N09°06'16"W
L115	140.00	N09°06'16"W
L116	140.00	N09°06'16"W
L117	140.00	N09°06'16"W
L118	140.00	N09°06'16"W
L119	140.00	N09°06'16"W
L120	140.72	N09°06'16"W

Line Table		
Line #	Length	Direction
L128	42.67	N88°42'13"W
L129	54.69	N86°33'28"W
L130	68.79	N84°27'40"W

Esmt Line Table		
Line #	Length	Direction
(L121)	120.40	S74°46'10"E
(L122)	50.11	N77°42'58"W
(L123)	85.01	S80°53'44"W
(L124)	15.00	S09°06'16"E
(L125)	72.65	N80°53'44"E
(L126)	54.07	S81°13'42"E
(L127)	63.77	S20°29'33"W

Esmt Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C152)	91.05	1534.53	S10°39'54"W	91.03	45.54

LEGEND

- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 1 LOT NUMBER
- 12 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)

JOINT USE ACCESS EASEMENTS				
NUMBER	STREET NAME	LOTS SERVED	BLOCK	DOCUMENT NUMBER
14	PETRONAS PASS	7,8 & 26,27	9	
15	PETRONAS PASS	9,10 & 24,25	9	
16	PETRONAS PASS	11,12 & 22,23	9	
17	PETRONAS PASS	13,14 & 20,21	9	
18	PETRONAS PASS	15,16 & 18,19	9	
19	LOOKSEE LANE	2,3 & 38,39	16	
20	LOOKSEE LANE	4,5 & 36,37	16	
21	LOOKSEE LANE	6,7 & 34,35	16	
22	LOOKSEE LANE	9,10 & 32,33	16	
23	LOOKSEE LANE	11,12 & 30,31	16	
24	LOOKSEE LANE	13,14 & 28,29	16	
25	LOOKSEE LANE	15,16 & 26,27	16	
26	LOOKSEE LANE	17,18 & 25	16	
27	ORIZZONTE STREET	1,2 & 15,16	25	
28	ORIZZONTE STREET	3,4 & 13,14	25	
29	ORIZZONTE STREET	5,6 & 11,12	25	
30	ORIZZONTE STREET	7,8,9,10	25	
31	ORIZZONTE STREET	3,4 & 17,18	26	
32	ORIZZONTE STREET	5,6 & 15,16	26	
33	ORIZZONTE STREET	7,8 & 13,14	26	
34	ORIZZONTE STREET	9,10,11,12	26	

SHEET NO. 4 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

REG. # 10024900

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

C8J-2015-0255.5A

PATH-J:\4959\SURVE\PLAT - EASTON PARK 2B-2.dwg

EASTON PARK, SECTION 2B, PHASE 2

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	204.06	780.00	S22°24'45"E	203.48	102.62	14°59'22"
C2	226.18	630.00	S40°11'32"E	224.97	114.32	20°34'13"
C3	20.34	15.00	S10°02'34"E	18.82	12.08	77°42'26"
C4	12.01	325.00	S27°44'16"W	12.01	6.01	2°07'03"
C5	10.18	275.00	N27°44'16"E	10.18	5.09	2°07'16"
C6	24.29	15.00	N75°10'39"E	21.72	15.74	92°46'17"
C7	169.09	630.00	S65°16'39"E	168.58	85.05	15°22'40"
C8	23.12	15.00	S28°47'59"E	20.90	14.57	88°19'13"
C9	607.79	1432.00	S03°03'17"W	603.24	308.54	24°19'06"
C10	23.56	15.00	S54°06'17"E	21.21	15.00	89°58'58"
C11	23.58	15.00	S35°52'44"W	21.23	15.02	90°05'17"
C12	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C13	23.56	15.00	S35°53'44"W	21.21	15.00	90°00'00"
C14	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C15	23.56	15.00	S35°53'44"W	21.21	15.00	90°00'00"
C16	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C17	154.90	965.00	S76°17'49"W	154.73	77.62	9°11'49"
C18	144.53	92.00	S26°41'37"W	130.12	92.02	90°00'34"
C19	100.88	56.00	N69°55'13"W	87.78	70.68	103°13'07"
C20	11.66	965.00	S58°07'28"W	11.66	5.83	0°41'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	164.74	130.00	N21°28'30"E	153.94	95.51	72°36'23"
C22	59.88	832.50	N12°46'03"W	59.87	29.95	4°07'16"
C23	21.61	772.50	N09°54'21"W	21.60	10.80	1°36'09"
C24	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C25	23.35	1025.00	N14°42'13"W	23.35	11.68	1°18'19"
C26	557.71	975.00	N25°29'29"W	550.13	286.71	32°46'25"
C27	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C28	582.18	1025.00	N25°22'33"W	574.38	299.18	32°32'34"
C29	23.56	15.00	S54°06'16"E	21.21	15.00	90°00'00"
C30	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C31	324.20	1225.00	N16°41'11"W	323.25	163.05	15°09'49"
C32	159.43	1025.00	S19°48'44"E	159.27	79.88	8°54'42"
C33	173.87	975.00	S19°09'34"E	173.64	87.16	10°13'02"
C34	337.43	1275.00	N16°41'11"W	336.45	169.71	15°09'49"
C35	23.56	15.00	S54°06'16"E	21.21	15.00	90°00'00"
C36	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C37	200.72	325.05	S08°59'14"W	197.54	103.67	35°22'46"
C38	171.74	275.00	S08°47'11"W	168.96	88.77	35°46'54"
C39	23.56	15.00	S54°06'16"E	21.21	15.00	90°00'00"
C40	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	654.34	1532.00	S03°07'54"W	649.38	332.24	24°28'19"
C42	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C43	23.56	15.00	S54°06'16"E	21.21	15.00	90°00'00"
C44	23.56	15.00	S35°53'44"W	21.21	15.00	90°00'00"
C45	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C46	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C47	186.08	1035.00	S75°44'42"W	185.83	93.29	10°18'03"
C48	114.53	70.00	S62°32'06"E	102.17	74.73	93°44'28"
C49	66.84	775.00	S13°11'09"E	66.82	33.44	4°56'29"
C50	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C51	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C52	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C53	23.56	15.00	S35°53'44"W	21.21	15.00	90°00'00"
C54	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C55	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C56	23.56	15.00	S54°06'16"E	21.21	15.00	90°00'00"
C57	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C58	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C59	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C60	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	23.56	15.00	S35°53'44"W	21.21	15.00	90°00'00"
C62	23.56	15.00	N54°06'16"W	21.21	15.00	90°00'00"
C63	23.56	15.00	N35°53'44"E	21.21	15.00	90°00'00"
C64	23.56	15.00	S54°06'16"E	21.21	15.00	90°00'00"
C65	58.04	780.00	S17°02'58"E	58.03	29.04	4°15'50"
C66	58.15	780.00	S21°19'02"E	58.14	29.09	4°16'17"
C67	58.15	780.00	S25°35'19"E	58.14	29.09	4°16'17"
C68	29.72	780.00	S28°48'57"E	29.71	14.86	2°10'58"
C69	10.35	630.00	S30°22'39"E	10.35	5.17	0°56'27"
C70	57.73	630.00	S33°28'23"E	57.71	28.89	5°15'01"
C71	57.73	630.00	S38°43'24"E	57.71	28.89	5°15'01"
C72	57.73	630.00	S43°58'25"E	57.71	28.89	5°15'01"
C73	42.65	630.00	S48°32'17"E	42.64	21.33	3°52'42"
C74	44.07	975.00	S15°20'45"E	44.07	22.04	2°35'24"
C75	15.01	975.00	S17°04'55"E	15.01	7.51	0°52'55"
C76	15.00	975.00	S17°57'50"E	15.00	7.50	0°52'54"
C77	61.32	975.00	S20°12'22"E	61.31	30.67	3°36'12"
C78	38.46	975.00	S23°08'17"E	38.46	19.23	2°15'37"
C79	40.55	1275.00	N23°21'25"W	40.55	20.28	1°49'21"
C80	43.85	1275.00	N21°27'37"W	43.85	21.93	1°58'14"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	15.00	1275.00	N20°08'17"W	15.00	7.50	0°40'27"
C82	15.00	1275.00	N19°27'50"W	15.00	7.50	0°40'27"
C83	50.01	1275.00	N18°00'12"W	50.00	25.01	2°14'50"
C84	43.85	1275.00	N15°53'40"W	43.85	21.93	1°58'14"
C85	15.00	1275.00	N14°34'20"W	15.00	7.50	0°40'27"
C86	15.00	1275.00	N13°53'53"W	15.00	7.50	0°40'27"
C87	57.53	1275.00	N12°16'06"W	57.53	28.77	2°35'08"
C88	41.63	1275.00	N10°02'24"W	41.63	20.82	1°52'15"
C89	45.17	325.05	S04°43'18"E	45.13	22.62	7°57'42"
C90	43.59	325.05	S03°06'04"W	43.56	21.83	7°41'03"
C91	43.44	325.05	S10°46'19"W	43.41	21.75	7°39'28"
C92	68.51	325.05	S20°38'20"W	68.38	34.38	12°04'34"
C93	117.71	275.00	S14°24'55"W	116.81	59.77	24°31'26"
C94	54.03	275.00	S03°28'32"E	53.95	27.10	1°15'28"
C95	14.28	1532.00	S08°50'14"E	14.28	7.14	0°32'03"
C96	30.01	1532.00	S08°00'33"E	30.01	15.00	1°07'20"
C97	60.07	1532.00	S06°19'28"E	60.07	30.04	2°14'48"
C98	60.24	1532.00	S04°04'29"E	60.23	30.12	2°15'10"
C99	60.49	1532.00	S01°49'02"E	60.49	30.25	2°15'45"
C100	53.01	1532.00	S00°18'19"W	53.01	26.51	1°58'58"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	57.38	1532.00	S02°22'10"W	57.37	28.69	2°08'45"
C102	56.06	1532.00	S04°29'27"W	56.06	28.03	2°05'48"
C103	55.01	1532.00	S06°34'05"W	55.01	27.51	2°03'27"
C104	53.85	1532.00	S08°36'13"W	53.85	26.93	2°00'50"
C105	73.68	1532.00	S10°59'18"W	73.67	36.85	2°45'20"
C106	80.25	1532.00	S13°52'01"W	80.24	40.14	3°00'05"
C107	48.98	1025.00	S16°43'31"E	48.97	24.49	2°44'16"
C108	58.71	1025.00	S19°44'05"E	58.70	29.36	3°16'54"
C109	48.87	1025.00	S22°44'29"E	48.86	24.44	2°43'53"
C110	2.88	1025.00	S24°11'15"E	2.88	1.44	0°09'39"
C111	46.82	1225.00	N23°10'23"W	46.82	23.41	2°11'24"
C112	54.94	1225.00	N20°47'36"W	54.93	27.47	2°34'10"
C113	54.94	1225.00	N18°13'26"W	54.93	27.47	2°34'10"
C114	54.94	1225.00	N15°39'15"W	54.93	27.47	2°34'10"
C115	65.93	1225.00	N12°49'40"W	65.92	32.97	3°05'01"
C116	46.64	1225.00	N10°11'43"W	46.64	23.32	2°10'53"
C117	6.16	1025.00	N09°16'36"W	6.16	3.08	0°20'40"
C118	48.81	1025.00	N10°48'48"W	48.81	24.41	2°43'43"
C119	58.58	1025.00	N13°48'54"W	58.57	29.30	3°16'28"
C120	58.58	1025.00	N17°05'22"W	58.57	29.30	3°16'28"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	48.81	1025.00	N20°05'27"W	48.81	24.41	2°43'43"
C122	48.81	1025.00	N22°49'10"W	48.81	24.41	2°43'43"
C123	48.81	1025.00	N25°32'54"W	48.81	24.41	2°43'43"
C124	58.58	1025.00	N28°32'59"W	58.57	29.30	3°16'28"
C125	48.81	1025.00	N31°33'05"W	48.81	24.41	2°43'43"
C126	48.81	1025.00	N34°16'48"W	48.81	24.41	2°43'43"
C127	48.81	1025.00	N37°00'31"W	48.81	24.41	2°43'43"
C128	58.58	1025.00	N40°00'36"W	58.57	29.30	3°16'28"
C129	43.28	975.00	N40°36'23"W	43.27	21.64	2°32'36"
C130	56.37	975.00	N37°40'43"W	56.36	28.19	3°18'44"
C131	67.64	975.00	N34°02'06"W	67.63	33.84	3°58'30"
C132	67.64	975.00	N30°03'36"W	67.63	33.84	3°58'30"
C133	56.37	975.00	N26°24'58"W	56.36	28.19	3°18'44"
C134	56.37	975.00	N23°06'14"W	56.36	28.19	3°18'44"
C135	56.37	975.00	N19°47'29"W	56.36	28.19	3°18'44"
C136	67.64	975.00	N16°08'52"W	67.63	33.84	3°58'30"
C137	69.72	975.00	N12°06'42"W	69.70	34.87	4°05'49"
C138	16.31	975.00	N09°35'02"W	16.31	8.16	0°57'31"
C139	38.85	1045.00	S79°49'49"W	38.85	19.43	2°07'49"
C140	60.14	1045.00	S77°06'59"W	60.13	30.08	3°17'50"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA</

EASTON PARK, SECTION 2B, PHASE 2

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 AN 55.4417 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 232.233 ACRES CONVEYED TO JONA ACQUISITION, INC. BY DEED DATED JANUARY 9, 2009 AND RECORDED IN DOCUMENT NO. 2009003190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), BEING OUT OF THAT CERTAIN 198.302 ACRES CONVEYED TO SAID JONA ACQUISITION, INC. BY DEED DATED DECEMBER 22, 2006 AND RECORDED IN DOCUMENT NO. 2006244772, O.P.R.T.C.T., AND BEING OUT OF THAT CERTAIN 37.390 ACRES CONVEYED TO SAID JONA ACQUISITION, INC. BY DEED DATED OCTOBER 31, 2008 AND RECORDED IN DOCUMENT NO. 2008179828, O.P.R.T.C.T., DO HEREBY SUBDIVIDE 55.441 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 2B, PHASE 2"

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

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

THE STATE OF :
COUNTY OF :

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

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

NOTARY PUBLIC IN AND FOR THE COUNTY,

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

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

NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0615J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

CERTIFIED TO THIS THE 21 DAY OF May , 2018 A.D.

BRETT R. PASQUARELLA
REGISTERED PROFESSIONAL ENGINEER
NO. 84769 - STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC.
TX FIRM NO. F-3791
5501 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160

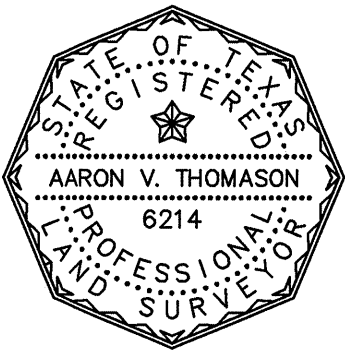


THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

CERTIFIED TO THIS THE 21 DAY OF May , 2018 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



COMMISSIONERS COURT RESOLUTION

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

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

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE DAY OF , 20, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20, AT O'CLOCK __.M., AND DULY RECORDED ON THE DAY OF , 20, A.D., AT O'CLOCK __.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # . WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF , 20, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

PLAT NOTES

- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
- WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURES, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
- 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.
- 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.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
- 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.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- 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 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

14. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY, CITY OF AUSTIN, AND PUD STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HILLOCK TERRACE, APOGEE BOULEVARD, AUSBLICK AVENUE, GILWICE LANE, LOOKSEE LANE, ORIZZONTE STREET, PETRONAS PASS, SILHOUETTE STREET, SPIRE VIEW, AND YOKOHAMA TERRACE. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30-3-191.

15. THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED . THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.

17. MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES" RECORDED IN DOCUMENT NO. 201714256, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18. THE OWNER OR ITS ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENTS OF TAXES FOR LOTS 1, 8, AND 24-BLOCK 16, LOT 19-BLOCK 26, LOT 11-BLOCK 20, LOT 17-BLOCK 25.

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

20. DRAINAGE 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 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 EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE 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 FACILITIES WITHIN THE EASEMENTS.

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

22. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2017147489, O.P.R.T.C.T.

23. THE FOLLOWING LOTS ONLY GAIN ACCESS FROM THE STREET IN WHICH THEIR FLAG HAS FRONTAGE:

Block	Lot #	Driveway Access Only Allowed From:	Houses Will Have Frontage and Addresses From:
9	18-27	PETRONAS PASS	HILLOCK TERRACE
16	25-38	LOOKSEE LANE	APOGEE BOULEVARD
25	9-13	ORIZZONTE STREET	AUSBLICK AVENUE
26	11-18	ORIZZONTE STREET	AUSBLICK AVENUE

24. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

25. LOT 1, BLOCK 26 WILL HAVE A DRIVEWAY DIRECTLY FROM SPIRE VIEW.

26. MAINTENANCE OF A JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY. ACCESS TO COMMON LOTS SHALL BE PROVIDED FROM ALL LOTS LISTED IN THE JOINT USE ACCESS EASEMENT TABLE BY MEANS OF A COMMON DRIVEWAY SITUATED WITHIN A 30' JOINT USE ACCESS EASEMENT AS SHOWN ON THE FACE OF THE PLAT. SEE JOINT USE ACCESS EASEMENT TABLE ON SHEET #4.

27. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED FOR THE 248 UNITS PURSUANT OF THE PUD ORDINANCE #20151217-080 AND THE PILOT KNOB MUD CONSENT AGREEMENT ARTICLE VIII.

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

29. CONSTRUCTION OF EASTON PARK, SECTION 2A (C&J-2015-0188.1B.SH) MUST BE COMPLETED IN ORDER TO PROVIDE THE SECONDARY ACCESS TO THIS SUBDIVISION, OR NOT MORE THAN 30 CERTIFICATES OF OCCUPANCIES WILL BE GRANTED, UNTIL A SECONDARY ACCESS THAT MEETS FIRE REQUIREMENTS IS PROVIDED, FISCAL IS POSTED, AND THE RIGHT-OF-WAY OR EASEMENT FOR THE SECONDARY ACCESS HAS BEEN DEDICATED.

30. A WAIVER FROM A REQUIREMENT TO THE THE CITY OF AUSTIN DEVELOPMENT CODE SECTION 30-2-153(A) THAT NO BLOCK SHOULD BE GREATER THAN 1200 FEET IN LENGTH HAS BEEN GRANTED ADMINISTRATIVELY WITH THE PRELIMINARY PLAN.

31. THE COVENANT 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.

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

33. THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL. PRIOR TO APPROVAL OF ANY DEVELOPMENT PERMIT THE APPLICATION SHALL BE REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPROVED AMOC. THE AMOC CAN BE MODIFIED WITH A PERFORMANCE BASE DESIGN APPROVED BY THE FIRE MARSHAL PRIOR TO SUBMITTING A DEVELOPMENT APPLICATION."

SHEET NO. 6 OF 6



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PATH-J:\4959\SURVE\PLAT - EASTON PARK 2B-2.dwg

C8J-2015-0255.5A

Location Map
Easton Park 2B Phase 2
C8J-2015-0255.5A

