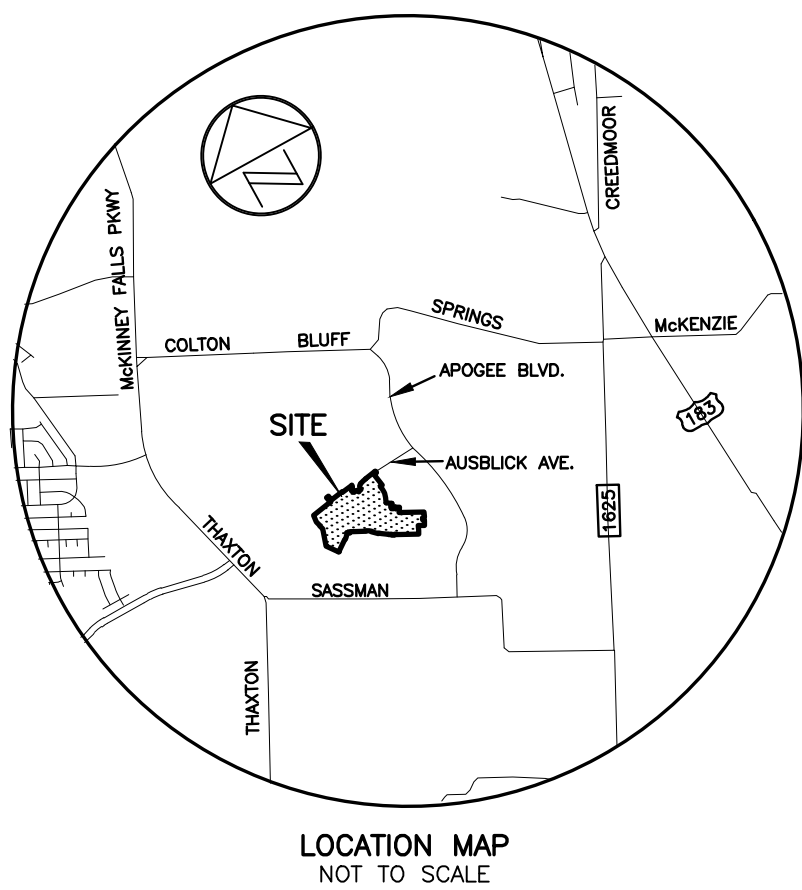


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2016-0188.2A**P.C. DATE:** January 22, 2019**SUBDIVISION NAME:** Mirabel Park Phase 2, Easton Park Section 2C Subdivision Final Plat**AREA:** 44.871 acres**LOT(S):** 141 total lots**OWNER/APPLICANT:** Carma Easton, LLC (L. Gosda) **AGENT:** Kitchen Table Civil Solutions (Jonathan Fleming)**ADDRESS OF SUBDIVISION:** 8304 Sassman**GRIDS:** K11**COUNTY:** Travis**WATERSHED:** South Fork Dry Creek**JURISDICTION:** Limited Purpose/2 Mile ETJ**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** 135 residential lots, 2 park/open space/public access/landscape lots and 4 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 Mirabel Park Phase 2, Easton Park Section 2C Subdivision Final Plat. The final plat is composed of 141 lots on 44.871 acres. There will 135 residential lots, 2 park/open space/public access/landscape and 4 open space/public access/landscape/drainage lots. Water and wastewater will be provided by the City of Austin.**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, Travis County TNR  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)**PHONE:** (512) 854-7637



# MIRABEL PARK, PHASE 2 EASTON PARK SECTION 2C SUBDIVISION

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## 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 THE 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.



# MIRABEL PARK, PHASE 2 EASTON PARK SECTION 2C

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK. CHAPARRAL CONTROL POINT "CMO2".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 10034515.19  
E 3129639.28

TEXAS STATE PLANE COORDINATES:  
N 10034123.43  
E 3129517.10

COMBINED SCALE FACTOR = 0.999960959  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000039043  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

EASTON PARK SECTION 2B, PHASE 3  
(201700307)

CMO2

BESTRIDE BEND  
(50' RIGHT-OF-WAY)  
(201700307)

0.643 ACRE  
WATER LINES  
EASEMENT  
(2018023371)  
PARTIALLY VACATED PER  
DOC. NO.

ORIZONTE STREET  
(50' RIGHT-OF-WAY)  
(201700307)

0.914 ACRE  
DRAINAGE EASEMENT  
(2018088712)  
VACATED PER  
DOC. NO.

1.003 ACRE S.E.  
(2018088710)  
VACATED DOC. NO.

EASTON  
PARK SECTION 2B,  
PHASE 2

EASTON  
PARK SECTION 2B,  
PHASE 2

FEMA 100-YEAR  
FLOOD PLAIN

0.8901 ACRE  
SLOPE EASEMENT  
(2017198019)

CITY OF AUSTIN  
FULLY  
DEVELOPED  
100-YEAR  
FLOOD PLAIN

8.45 ACRES  
SETBACK/WATERWAY  
BUFFER ZONE  
(2014138937)

JONA ACQUISITION INC,  
PORTION OF  
232.233 ACRES  
(2009003190)

CITY OF AUSTIN FULLY  
DEVELOPED 100-YEAR  
FLOOD PLAIN

FEMA 100-YEAR  
FLOOD PLAIN

2.522 ACRE  
WASTEWATER EASEMENT  
(2018108992)

0.289 ACRE  
DRAINAGE ESMT.  
(2018176734)

FEMA 100-YEAR  
FLOOD PLAIN

5.500 ACRE  
DRAINAGE &  
WATER QUALITY  
EASEMENT  
(2018176737)

0.396 ACRE  
WATER LINES EASEMENT  
(2018023371)

0.730 ACRE  
WASTEWATER EASEMENT  
(2018108993)

0.053 ACRE  
DRAINAGE ESMT.  
(2018176735)

1.032 ACRE  
DRAINAGE ESMT.  
(2018176736)

2.605 ACRE  
WASTEWATER EASEMENT  
(2018108994)  
VACATED PER  
DOC. NO.

OWNER:  
CARMA EASTON LLC  
11501 ALTERRA PARKWAY, SUITE #100  
AUSTIN, TX 78758  
PHONE: 512-391-1343

TOTAL ACREAGE: 44.871 ACRES  
SANTIAGO DEL VALLE GRANT

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING  
3400 McCall LANE  
AUSTIN, TX 78744  
PHONE: 512-443-1724

ENGINEER:  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315  
AUSTIN, TEXAS 78731  
(512) 758-7474

LINEAR FOOTAGE OF PUBLIC STREETS: 6970.6'

LOT SUMMARY:  
135 SINGLE FAMILY LOTS  
3 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE  
1 PARK, OPEN SPACE, PUBLIC ACCESS & LANDSCAPE  
1 OPEN SPACE, PUBLIC ACCESS & LANDSCAPE  
1 GREENBELT PARK, OPEN SPACE & PUBLIC ACCESS  
141 TOTAL LOTS

## BENCHMARK INFORMATION:

BM #1: SPINDLE SET IN 23" PECAN TREE (TAG #24727)  
LOT A REINGER HARRY SUBDIVISION.

ELEVATION = 635.70'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

C8J-2016-0188.2A

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
500-018

DRAWING NO.:  
500-018-PL3

PLOT DATE:  
12/06/18

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JDB

SHEET  
02 OF 07



JONA  
ACQUISITION INC,  
PORTION OF  
37.390 ACRES  
(2008179828)

EASTON  
PARK SECTION 2B,  
PHASE 2 (26)

MIRABEL PARK,  
PHASE 1 EASTON  
PARK 2C

JONA ACQUISITION INC,  
PORTION OF  
198.302 ACRES  
(2006244772)

MIRABEL PARK,  
PHASE 1 EASTON  
PARK 2C

SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- O 1/2" REBAR WITH "CHAPARRAL" CAP SET  
 ■ CONCRETE MONUMENT SET  
 ⊕ CONTROL POINT LOCATION  
 S.L.E. SIGHT LINE EASEMENT  
 J.U.A.E. JOINT USE ACCESS EASEMENT, PRIVATE DRIVE & P.U.E.  
 P.U.E. PUBLIC UTILITY EASEMENT  
 O.S. OPEN SPACE  
 P.A. PUBLIC ACCESS  
 L.S. LANDSCAPE  
 D. DRAINAGE  
 ( ) RECORD INFORMATION  
 . . . SIDEWALK LOCATION  
 (A) BLOCK DESIGNATION  
 ■ PORTION OF WATER LINES EASEMENT DOC. NO.  
 2018023371 TO BE VACATED

MIRABEL PARK,  
PHASE 1 EASTON  
PARK 2C

CHRYSLER BEND  
(60' RIGHT-OF-WAY)

0.425 ACRE  
DRAINAGE  
ESMT. (2018176729)  
VACATED PER  
DOC. NO. \_\_\_\_\_

MIRABEL PARK,  
PHASE 1  
EASTON  
PARK 2C  
(\_\_\_\_\_)

SKYTEX STREET  
(70' RIGHT-OF-WAY)

CARMA EASTON INC,  
PORTION OF  
22.027 ACRES  
(2011086825)

CARMA EASTON INC,  
PORTION OF  
20.041 ACRES  
(2015165241)

0.111 ACRE  
DRAINAGE ESMT.  
(2018176733)

JONA ACQUISITION INC,  
PORTION OF  
232.233 ACRES  
(2009003190)

2.605 ACRE  
WASTEWATER EASEMENT  
(2018108994)

VACATED PER  
DOC. NO. \_\_\_\_\_

MATCH LINE SHEET 2

MATCH LINE SHEET 3

C.O.A. LIMITED PURPOSE  
ET/

ETJ  
COA LIMITED PURPOSE

OPEN SPACE, PUBLIC ACCESS & LANDSCAPE LOT TABLE		
LOT	BLOCK	ACREAGE
13	D	0.111

OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE LOT TABLE		
LOT	BLOCK	ACREAGE
1	B	0.695
23	J	0.963
15	E	0.726

GREENBELT PARK, OPEN SPACE & PUBLIC ACCESS, LOT TABLE		
LOT	BLOCK	ACREAGE
13	A	9.104

PARK, OPEN SPACE, PUBLIC ACCESS & LANDSCAPE LOT TABLE		
LOT	BLOCK	ACREAGE
14	D	0.561

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
500-018

DRAWING NO.:  
500-018-PL3

PLOT DATE:  
12/06/18

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JDB

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SHEET  
03 OF 07

C8J-2016-0188.2A



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°48'21"W	525.00'
L2	N61°48'21"W	50.00'
L3	N61°48'21"W	57.62'
L4	N47°52'27"W	154.45'
L5	N63°00'30"W	339.92'
L6	S34°07'11"W	16.16'
L7	N55°00'54"W	70.00'
L8	S53°39'44"W	291.22'
L9	N36°26'06"W	302.88'
L10	N19°22'14"E	388.84'
L11	N17°12'37"W	93.64'
L12	N11°35'56"W	31.45'
L13	N13°34'50"W	30.60'
L14	N14°50'08"W	14.00'
L15	N08°54'16"W	36.00'
L16	N02°39'48"W	23.91'
L17	N03°37'03"E	130.74'
L18	N80°53'40"E	478.35'
L19	N09°06'20"W	94.95'
L20	N80°53'40"E	50.00'
L21	S09°06'20"E	94.95'
L22	N80°53'40"E	289.87'
L23	S09°06'20"E	20.00'
L24	N80°53'40"E	252.08'
L25	S32°13'22"E	70.00'
L26	N58°07'25"E	11.66'
L27	S18°18'43"E	11.93'
L28	N71°41'17"E	60.00'
L29	N80°53'40"E	256.15'
L30	S09°06'20"E	22.74'
L31	S80°53'40"W	65.00'
L32	S09°06'20"E	240.00'
L33	S09°06'20"E	50.00'
L34	S80°53'40"W	55.00'
L35	S09°25'51"E	70.00'
L36	S03°35'25"E	61.20'
L37	S02°42'51"W	46.27'
L38	S17°07'37"W	100.60'
L39	S20°52'33"W	114.18'
L40	S30°25'48"W	4.50'
L41	S29°18'14"W	60.10'
L42	S30°25'48"W	24.22'
L43	S59°34'12"E	50.00'
L44	N30°25'48"E	24.27'
L45	S61°48'21"E	104.90'
L46	S30°01'38"W	120.06'
L47	S61°48'21"E	550.00'
L48	S28°11'39"W	105.00'
L49	N61°48'21"W	24.50'
L50	S28°11'39"W	50.00'
L51	S61°48'21"E	24.50'
L52	S28°11'39"W	105.00'
L53	N61°48'21"W	130.00'
L54	S28°11'39"W	190.00'
L55	N61°48'21"W	525.00'
L56	N28°11'39"E	210.03'
L57	S61°48'21"E	606.24'
L58	N61°48'21"W	606.24'
L59	N28°11'39"E	97.29'
L60	N30°25'48"E	51.01'
L61	N61°48'21"W	57.62'
L62	N47°52'27"W	154.45'
L63	N63°00'30"W	50.84'
L64	N26°59'30"E	92.07'
L65	S52°17'58"E	346.86'
L66	S28°11'39"W	212.87'
L67	S30°25'48"W	51.01'
L68	S28°11'39"W	94.28'
L69	N52°17'58"W	346.86'
L70	N80°53'40"E	14.64'
L71	S16°17'30"E	16.43'
L72	S12°29'38"E	56.93'
L73	N42°21'02"E	20.05'
L74	S18°18'43"E	97.69'
L75	S26°59'30"W	92.07'
L76	N63°00'30"W	207.07'
L77	N24°19'31"E	240.60'
L78	N24°19'31"E	53.86'
L79	S61°40'53"E	120.01'
L80	N61°40'53"W	120.01'
L81	S55°07'58"E	120.01'
L82	N55°07'58"W	120.01'
L83	S48°35'04"E	120.01'
L84	N48°35'04"W	120.01'
L85	S42°02'09"E	120.01'
L86	N42°02'09"W	120.01'
L87	S35°29'14"E	120.01'
L88	N35°29'14"W	120.01'
L89	S80°53'40"W	69.64'
L90	N18°18'43"W	97.69'
L91	S80°53'40"W	69.64'
L92	S21°40'35"E	120.01'
L93	N21°40'35"W	120.01'
L94	S15°07'41"E	120.01'
L95	N15°07'41"W	120.01'
L96	S09°06'20"E	120.00'
L97	N09°06'20"W	120.00'
L98	N80°53'40"E	45.00'
L99	S53°39'45"E	65.63'
L100	S24°19'31"W	255.04'
L101	N48°55'47"W	156.14'
L102	N39°22'36"W	88.89'
L103	N34°53'32"W	89.07'
L104	N22°23'10"W	196.44'
L105	N53°39'45"W	45.36'
L106	N38°12'06"E	120.06'
L107	S38°12'06"W	120.06'
L108	N53°29'31"E	120.06'
L109	S53°29'31"W	120.06'
L110	N68°46'55"E	120.06'
L111	S68°46'55"W	120.06'
L112	N53°39'45"W	65.63'
L113	S60°26'58"W	39.91'
L114	S29°28'57"E	37.59'
L115	S52°55'44"E	119.07'
L116	S47°45'16"W	153.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L117	S38°27'43"W	89.29'
L118	S61°07'29"W	120.14'
L119	N61°07'29"E	120.14'
L120	S53°39'45"E	20.21'
L121	S36°20'15"W	120.00'
L122	S37°42'02"W	68.74'

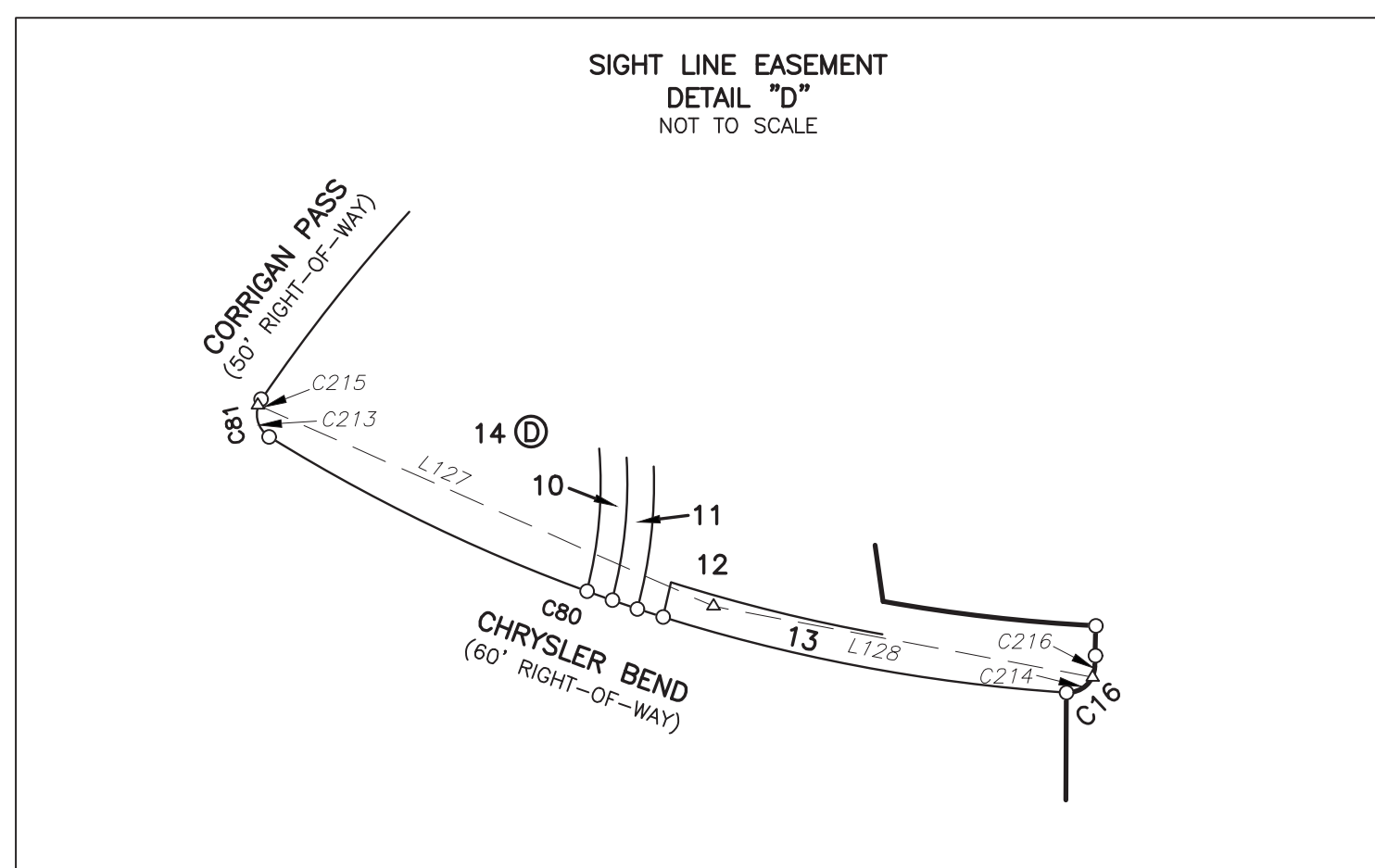
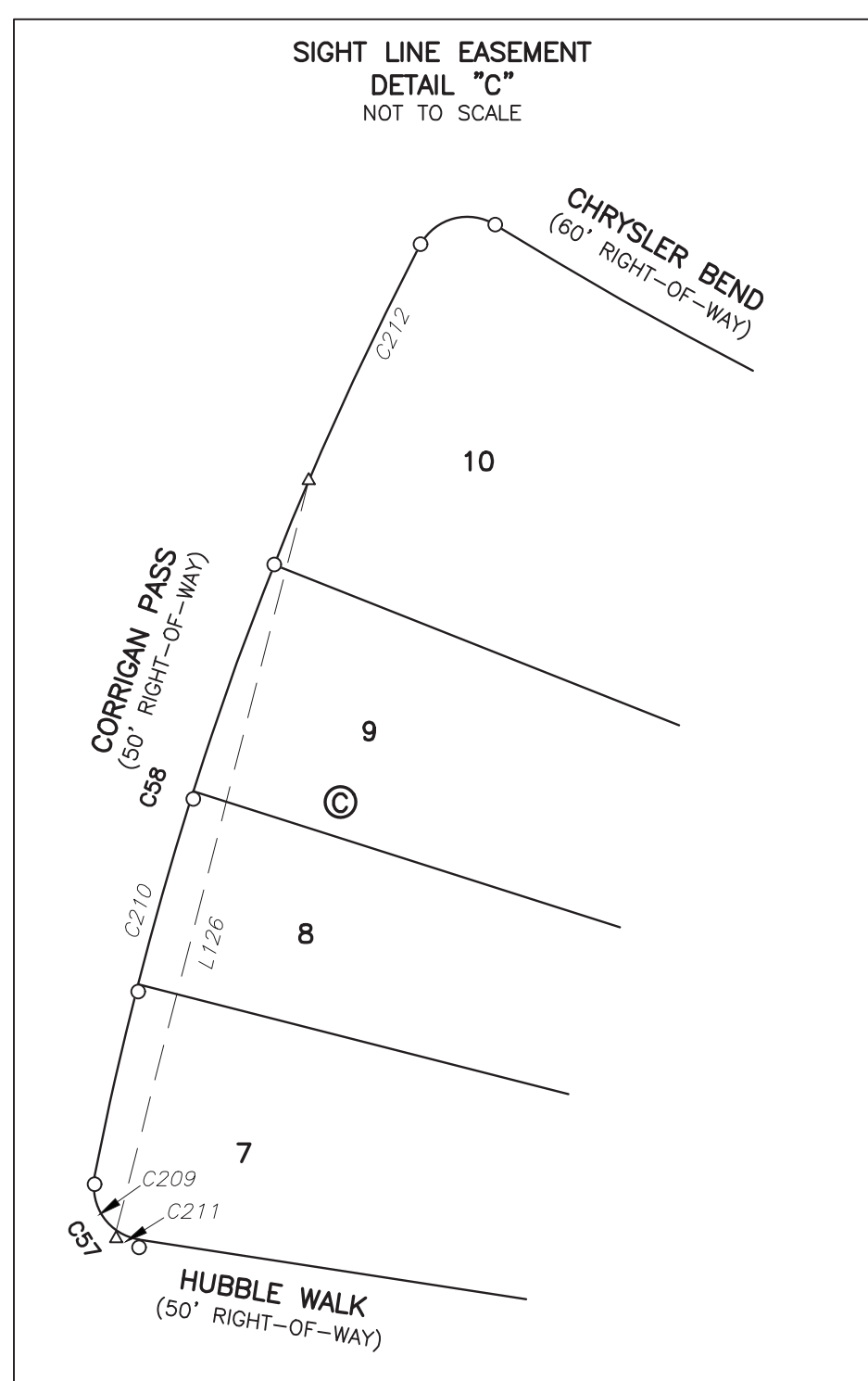
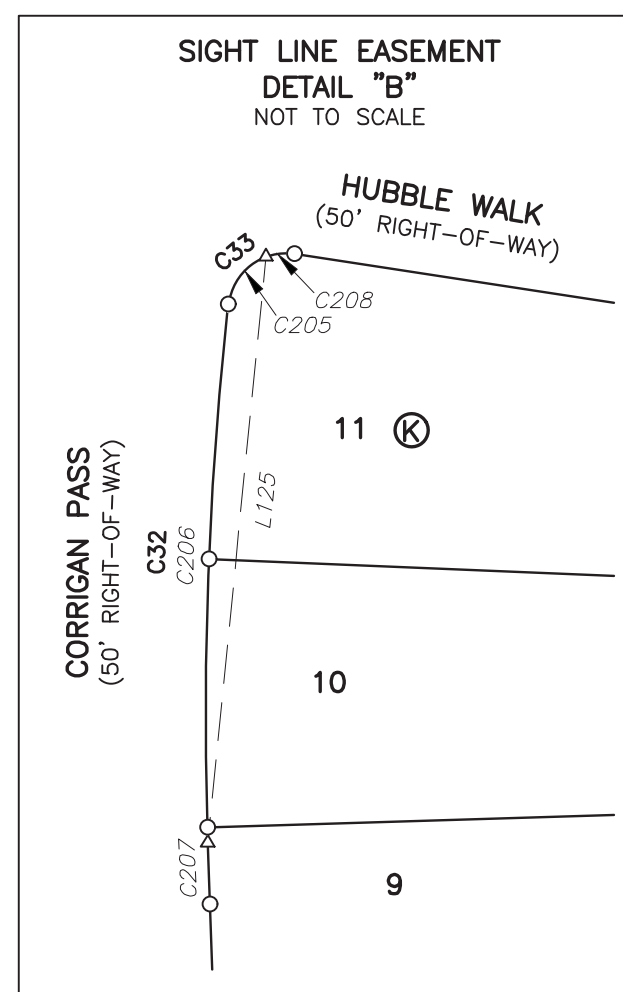
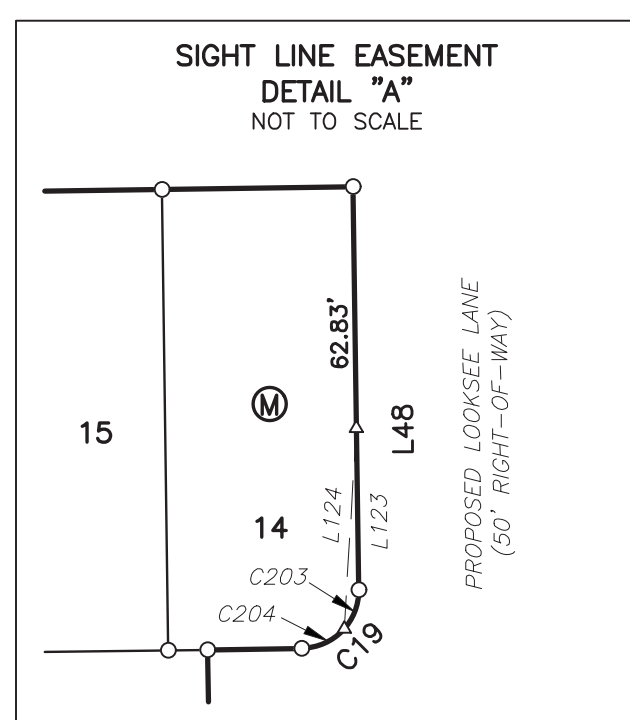
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	S73°11'39"W	21.21'
C2	15.00'	90°00'00"	23.56'	N16°48'21"W	21.21'
C3	935.00'	1°35'54"	227.35'	N54°50'24"W	226.79'
C4	455.00'	15°08'03"	120.18'	N55°26'28"W	119.84'
C5	15.00'	83°44'14"	21.92'	S75°07'23"W	20.02'
C6	465.00'	18°40'38"	151.58'	S44°19'25"W	150.91'
C7	15.00'	89°54'10"	23.54'	N81°23'11"W	21.20'
C8	425.00'	4°43'51"	35.09'	N11°28'15"W	35.08'
C9	375.00'	1°32'09"	10.05'	S09°52'24"E	10.05'
C10	130.00'	55°08'29"	125.11'	S30°12'24"W	120.34'
C11	56.00'	103°13'07"	100.88'	S69°55'16"E	87.78'
C12	92.00'	90°01'08"	144.54'	N26°41'17"E	130.13'
C13	967.17'	9°10'35"	154.90'	N76°17'46"E	154.73'
C14	15.00'	90°00'00"	23.56'	S54°06'20"E	21.21'
C15	952.50'	7°14'37"	120.42'	S54°28'49"E	120.34'
C16	15.00'	92°21'30"	24.18'	S76°36'33"W	21.65'
C17	15.00'	87°50'40"	23.00'	S13°29'31"E	20.81'
C18	15.00'	88°47'48"	23.25'	N74°49'10"E	20.99'
C19	15.00'	90°00'00"	23.56'	S73°11'39"W	21.21'
C20	15.00'	90°00'00"	23.56'	S16°48'21"E	21.21'
C21	15.00'	90°00'00"	23.56'	N16°48'21"W	21.21'
C22	15.00'	90°22'54"	23.66'	N73°23'06"E	21.28'
C23	1375.00'	0°22'54"	9.16'	S61°36'54"E	9.16'
C24	1325.00'	0°24'18"	9.37'	N61°36'12"W	9.37'
C25	15.00'	89°35'42"	23.46'	N16°36'12"W	21.14'
C26	975.00'	2°14'09"	38.05'	N29°18'44"E	38.05'
C27	975.00'	0°30'51"	8.75'	N28°27'05"E	8.75'
C28	975.00'	1°43'18"	29.30'	N29°34°09"E	29.30'
C29	865.00'	1°35'54"	210.33'	N54°50'24"W	209.81'
C30	525.00'	15°08'03"	138.67'	N55°26'28"W	138.27'
C31	15.00'	90°00'00"	23.56'	N18°00'30"W	21.21'
C32	975.00'	8°19'15"	141.60'	N31°09'08"E	141.47'
C33	15.00'	92°23'17"	24.19'	N81°30'24"E	21.65'
C34	1975.00'	2°01'48"	69.98'	S51°17'04"E	69.97'
C35	1375.00'	7°51'16"	188.50'	S54°11'48"E	188.35'
C36	15.00'	86°19'05"	22.60'	S14°57'54"E	20.52'
C37	15.00'	90°00'00"	23.56'	S73°11'39"W	21.21'
C38	865.00'	3°08'23"	47.40'	N60°14'09"W	47.40'
C39	865.00'	5°00'45"	75.67'	N56°09'35"W	75.65'
C40	865.00'	3°53'18"	58.70'	N51°42'34"W	58.69'
C41	865.00'	1°53'28"	28.55'	N48°49'11"W	28.55'
C42	525.00'	4°21'39"	39.96'	N50°03'16"W	39.95'
C43	525.00'	5°00'23"	45.87'	N54°44'18"W	45.86'
C44	525.00'	5°46'01"	52.84'	N60°07'30"W	52.82'
C45	975.00'	0°18'26"	5.23'	N27°08'43"E	5.23'
C46	975.00'	4°06'27"	69.90'	N29°21'10"E	69.88'
C47	975.00'	3°54'22"	66.47'	N33°21'34"E	66.46'
C48	1975.00'	1°31'24"	52.51'	S51°32'16"E	52.50'
C49	1975.00'	0°30'25"	17.47'	S50°31'22"E	17.47'
C50	1375.00'	1°20'25"	32.17'	S50°56'22"E	32.16'
C51	1375.00'	2°04'27"	49.78'	S52°38'49"E	49.77'
C52	1375.00'	4°26'24"	106.55'	S55°54'14"E	106.53'
C53	1025.00'	2°14'09"	40.00'	S29°18'44"W	40.00'
C54	15.00'	93°54'25"	24.58'	S75°08'52"W	21.92'
C55	1325.00'	7°37'46"	176.43'	N54°05'03"W	176.30'
C56	2025.00'	2°01'48"	71.75'	N51°17'04"W	71.74'
C57	15.00'	92°23'17"	24.19'	N06°06'20"W	21.65'
C58	975.00'	17°49'10"	303.24'	N48°59'54"E	302.01'
C59	15.00'	92°52'32"	24.31'	S75°39'15"E	21.74'
C60	1032.50'	28°11'53"	508.14'	S43°18'55"E	503.03'
C61	1025.00'	1°08'45"	20.50'	S29°51'26"W	20.50'
C62	1025.00'	1°05'25"	19.50'	S28°44'21"W	19.50'
C63	1325.00'	4°43'40"	109.33'	N55°32'06"W	109.30'
C64	1325.00'	2°54'05"	67.10'	N51°43'13"W	67.09'
C65	2024.99'	0°01'17"	0.75'	N50°16'48"W	0.75'
C66	2025.00'	1°23'51"	49.39'	N50°59'22"W	49.39'
C67	2025.00'	0°36'40"	21.60'	N51°59'38"W	21.60'
C68	975.00'	3°15'45"	55.52'	N41°43'12"E	55.51'
C69	975.00'	3°18'44"	56.37'	N45°00'26"E	56.36'
C70	975.00'	3°58'30"	67.64'	N48°39'04"E	67.63'
C71	975.00'	7°16'10"	123.71'	N54°16'24"E	123.62'
C72	1032.50'	2°43'35"	49.13'	S30°34'46"E	49.12'
C73	1032.50'	3°15'05"	58.59'	S33°34'05"E	58.58'
C74	1032.50'	3°47'36"	68.36'	S37°05'26"E	68.35'
C75	1032.50'	3°47'36"	68.36'	S40°53'02"E	68.35'
C76	1032.50'	3°15'05"	58.59'	S44°24'22"E	58.58'
C77	1032.50'	2°49'04"	50.78'	S47°26'26"E	50.77'
C78	1032.50'	2°40'52"	48.31'	S50°11'24"E	48.31'
C79	1032.50'	5°53'02"	106.03'	S54°28'20"E	105.98'
C80	972.50'	28°00'47"	475.48'	N43°12'18"W	470.75'
C81	15.00'	92°28'48"	24.21'	N17°02'30"E	21.67'
C82	975.00'	17°36'47"	299.72'	N72°05'17"E	298.54'
C83	972.50'	13°37'50"	231.36'	N50°23'46"W	230.81'
C84	972.50'	0°53'05"	15.01'	N43°08'19"W	15.01'
C85	972.50'	0°53'08"	15.03'	N42°15'13"W	15.03'
C86	972.50'	1°28'44"	25.10'	N41°04'17"W	25.10'
C87	975.00'	9°30'47"	161.88'	N68°02'17"E	161.70'
C88	227.50'	59°47'23"	237.40'	S13°36'11"W	226.78'
C89	972.50'	11°08'00"	188.97'	N34°45'55"W	188.67'
C90	975.00'	6°32'02"	111.19'	N77°37'40"E	111.13'
C91	227.50'	19°31'21"	77.52'	N06°31'50"W	77.14'
C92	227.50'	40°16'02"	159.89'	S23°21'52"W	156.62'
C93	975.00'	1°33'58"	26.65'	N73°34'40"E	26.65'
C94	252.50'	30°48'58"	135.81'	S28°37'44"W	134.17'
C95	267.50'	19°00'04"	88.71'	S34°44'41"W	88.31'
C96	952.50'	7°21'47"	122.41'	S47°10'37"E	122.32'
C97	1032.50'	6°30'42"	117.34'	S21°34'04"E	117.28'
C98	15.00'	83°07'22"	21.76'	S16°44'16"W	19.90'
C99	1025.00'	31°18'27"	560.08'	S42°38'44"W	553.14'
C100	15.00'	90°00'00"	23.56'	S71°59'30"W	21.21'
C101	15.00'	87°20'01"	22.86'	N19°20'29"W	20.71'
C102	965.00'	33°27'07"	563.41'	N41°03'05"E	555.44'
C103	1025.00'	0°30'44"	9.16'	S58°02'35"W	9.16'
C104	1025.00'	2°26'09"	43.57'	S56°34'09"W	43.57'

MIRABEL PARK,  
PHASE 2 EASTON PARK SECTION 2C

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C105	1025.00'	0°50'19"	15.00'	S54°55'55"W	15.00'
C106	1025.00'	0°50'19"	15.00'	S54°05'36"W	15.00'
C107	1025.00'	2°26'09"	43.57'	S52°27'23"W	43.57'
C108	2274.87'	1°05'51"	43.57'	S50°01'14"W	43.57'
C109	1025.00'	0°50'19"	15.00'	S48°03'00"W	15.00'
C110	1025.00'	0°50'19"	15.00'	S47°32'42"W	15.00'
C111	1025.00'	2°26'09"	43.57'	S45°54'28"W	43.57'
C112	1025.00'	2°26'09"	43.57'	S43°28'19"W	43.57'
C113	1025.00'	0°50'19"	15.00'	S41°50'06"W	15.00'
C114	1025.00'	0°50'19"	15.00'	S40°59'47"W	15.00'
C115	1025.00'	2°26'09"	43.57'	S39°21'33"W	43.57'
C116	1025.00'	2°26'09"	43.57'	S36°55'25"W	43.57'
C117	1025.00'	0°50'19"	15.00'	S35°17'11"W	15.00'
C118	1025.00'	0°50'19"	15.00'	S34°26'52"W	15.00'
C119	1025.00'	2°26'09"	43.57'	S32°48'39"W	43.57'
C120	1025.00'	2°26'09"	43.57'	S30°22'30"W	43.57'
C121	1025.00'	0°50'19"	15.00'	S28°44'16"W	15.00'
C122	1025.00'	0°50'19"	15.00'	S27°53'58"W	15.00'
C123	1025.00'	0°29'18"	8.74'	S27°13'09"W	8.74'
C124	1265.00'	0°43'08"	15.87'	N24°41'06"E	15.87'
C125	1265.00'	3°16'27"	72.29'	N26°40'54"E	72.28'
C126	1265.00'	3°16'27"	72.29'	N29°57'21"E	72.28'
C127	1265.00'	3°16'27"	72.29'	N33°13'48"E	72.28'
C128	1265.00'	3°16'27"	72.29'	N36°30'15"E	72.28'
C129	1265.00'	3°16'27"	72.29'	N39°46'43"E	72.28'
C130	1265.00'	3°16'27"	72.29'	N43°03'10"E	72.28'
C131	1265.00'	3°16'27"	72.29'	N46°19'37"E	72.28'
C132	1265.00'	3°16'27"	72.29'	N49°36'05"E	72.28'
C133	1265.00'	3°16'27"	72.29'	N52°52'32"E	72.28'
C134	1265.00'	3°16'27"	72.29'	N56°08'59"E	72.28'
C135	1145.00'	0°43'08"	14.37'	N24°41'06"E	14.37'
C136	1145.00'	2°31'25"	50.43'	N26°18'22"E	50.43'
C137	1145.00'	2°31'25"	50.43'	N30°19'52"E	50.43'
C138	1145.00'	2°31'25"	50.43'	N32°51'17"E	50.43'
C139	1145.00'	2°31'25"	50.43'	N36°52'47"E	50.43'
C140	1145.00'	2°31'25"	50.43'	N39°24'12"E	50.43'
C141	1145.00'	2°31'25"	50.43'	N43°25°41"E	50.43'
C142	1145.00'	2°31'25"	50.43'	N45°57'06"E	50.43'
C143	1145.00'	2°31'25"	50.43'	N49°58'36"E	50.43'
C144	1145.00'	2°31'25"	50.43'	N52°30°01"E	50.43'
C145	1145.00'	2°31'25"	50.43'	N56°31'30"E	50.43'
C146	1025.00'	17°37'10"	315.21'	S72°05'05"W	313.97'
C147	15.00'	92°18'54"	24.17'	N70°34'03"W	21.64'
C148	972.50'	6°05'53"	103.50'	N21°21'39"W	103.46'
C149	1025.00'	0°17'59"	5.36'	S80°44'41"W	5.36'
C150	1025.00'	2°26'55"	43.80'	S79°22'14"W	43.80'
C151	1025.00'	2°26'09"	43.57'	S76°55'42"W	43.57'
C152	1025.00'	0°50'19"	15.00'	S75°17'29"W	15.00'
C153	1025.00'	0°50'19"	15.00'	S74°27'10"W	15.00'
C154	1025.00'	2°26'08"	43.57'	S72°48'57"W	43.57'
C155	1025.00'	2°26'09"	43.57'	S70°22'48"W	43.57'
C156	1025.00'	0°50'19"	15.00'	S68°44'35"W	15.00'
C157	1025.00'	0°50'19"	15.00'	S67°54'16"W	15.00'
C158	1025.00'	2°26'08"	43.57'	S66°16'03"W	43.57'
C159	1025.00'	1°46'29"	31.75'	S64°09'44"W	31.75'
C160	1265.00'	15°50'42"	349.83'	S72°58'20"W	348.72'
C161	1265.00'	3°16'27"	72.29'	N66°41'12"E	72.28'
C162	1265.00'	3°16'27"	72.29'	N69°57'39"E	72.28'
C163	1265.00'	3°16'27"	72.29'	N73°14'06"E	72.28'
C164	1265.00'	3°16'27"	72.29'	N76°30'33"E	72.28'
C165	1265.00'	2°44'54"	60.68'	N79°31'13"E	60.67'
C166	1145.00'	2°31'24"	50.43'	N66°18'41"E	50.42'
C167	1145.00'	2°31'25"	50.43'	N70°20'10"E	50.43'
C168	1145.00'	2°31'24"	50.43'	N72°51'35"E	50.42'
C169	1145.00'	2°31'25"	50.43'	N76°53°04"E	50.43'
C170	1145.00'	2°28'48"	49.56'	N79°23'10"E	49.56'
C171	425.00'	39°49'34"	295.42'	S33°44'58"E	289.51'
C172	15.00'	87°49'00"	22.99'	S09°45'15"E	20.81'
C173	1035.00'	9°49'44"	177.55'	S29°14'24"W	177.33'
C174	465.00'	10°39'34"	86.51'	S29°39'19"W	86.39'
C175	425.00'	5°21'33"	39.75'	S16°30'57"E	39.74'
C176	425.00'	2°01'21"	15.00'	S20°12'24"E	15.00'
C177	425.00'	2°01'21"	15.00'	S22°13'45"E	15.00'
C178	425.00'	5°37'21"	41.71'	S26°03'07"E	41.69'
C179	425.00'	5°37'21"	41.71'	S31°40'28"E	41.69'
C180	425.00'	2°01'21"	15.00'	S35°29'49"E	15.00'
C181	425.00'	2°01'21"	15.00'	S37°31'10"E	15.00'
C182	425.00'	5°37'21"	41.71'	S41°20'31"E	41.69'
C183	425.00'	5°37'21"	41.71'	S46°57'52"E	41.69'
C184	425.00'	2°01'21"	15.00'	S50°47'13"E	15.00'
C185	425.00'	1°51'51"	13.83'	S52°43'50"E	13.83'
C186	545.00'	0°17'13"	2.73'	N53°31'08"W	2.73'
C187	545.00'	6°04'05"	57.72'	N47°11'14"W	57.69'
C188	545.00'	6°04'05"	57.72'	N41°07'09"W	57.69'
C189	545.00'	6°04'05"	57.72'	N31°53'49"W	57.69'
C190	545.00'	6°04'05"	57.72'	N25°49'45"W	57.69'
C191	545.00'	6°50'52"	65.14'	N16°13'01"W	65.10'
C192	1035.00'	19°15'24"	347.85'	S48°08'57"W	346.22'
C193	15.00'	87°49'00"	22.99'	S82°25'45"W	20.81'
C194	375.00'	43°01'16"	281.57'	N32°09'07"W	275.00'
C195	375.00'	8°37'09"	56.41'	N49°21'10"W	56.36'
C196	375.00'	13°52'32"	90.82'	N38°06'20"W	90.59'
C197	375.00'	2°17'33"	15.00'	N30°01'17"W	15.00'
C198	375.00'	2°17'33"	15.00'	N27°43'45"W	15.00'
C199	375.00'	15°56'29"	104.34'	N18°36'44"W	104.00'
C200	255.00'	14°08'19"	62.92'	S18°26°01"E	62.77'
C201	255.00'	12°47'45"	56.95'	S38°38'44"E	56.83'
C202	255.00'	8°37'09"	38.36'	S49°21'10"E	38.32'



MIRABEL PARK,  
PHASE 2 EASTON PARK SECTION 2C  
EASEMENT DETAIL SHEET



SIGHT LINE EASEMENT CURVE TABLE						
C203	15.00'	42°00'31"	1.00'	S49°11'55"W	10.75'	
C204	15.00'	47°59'29"	12.56'	N85°48'05"W	12.20'	
C205	15.00'	64°06'24"	16.78'	N67°21'57"E	15.92'	
C206	975.00'	8°15'06"	140.42'	N31°11'12"E	140.30'	
C207	975.00'	0°04'09"	1.18'	S27°01'35"W	1.18'	
C208	15.00'	28°16'53"	7.40'	S66°26'24"E	7.33'	
C209	15.00'	66°01'53"	17.29'	N07°04'23"E	16.35'	
C210	975.00'	12°03'08"	205.09'	N46°06'53"E	204.71'	
C211	15.00'	26°21'24"	6.90'	S39°07'16"E	6.84'	
C212	975.00'	5°46'03"	98.14'	N55°01'28"E	98.10'	
C213	15.00'	78°14'08"	20.48'	N09°55'10"E	18.93'	
C214	15.00'	69°27'18"	18.18'	S88°03'40"W	17.09'	
C215	15.00'	14°14'40"	3.73'	N56°09'34"E	3.72'	
C216	15.00'	22°54'12"	6.00'	N41°52'55"E	5.96'	

SIGHT LINE EASEMENT LINE TABLE		
L123	S28°11'39"W	42.17'
L124	N32°24'58"E	52.36'
L125	S34°41'55"W	153.44'
L126	S43°24'12"W	217.65'
L127	S37°10'28"E	279.86'
L128	S50°23'20"E	216.77'

NOTE:

1. ALL SIGHT LINE EASEMENTS SHOWN HEREBY DEDICATED BY PLAT.
2. WITHIN A LINE OF SIGHT EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
500-018

DRAWING NO.:  
500-018-PL3

PLOT DATE:  
12/06/18

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JDB

**SHEET**  
**05 OF 07**



MIRABEL PARK,  
PHASE 2 EASTON PARK SECTION 2C

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT CARMA EASTON LLC., ACTING BY AND THROUGH CHAD MATHESON, IT'S CHIEF FINANCIAL OFFICER, BEING OWNER OF THE FOLLOWING TRACTS OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS:

20.041 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015165241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

232.233 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

198.302 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

22.027 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2011086825 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 44.871 ACRES PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

MIRABEL PARK, PHASE 2 EASTON PARK SECTION 2C

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

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

BY: \_\_\_\_\_  
CHAD MATHESON  
CARMA EASTON LLC  
11501 ALTERRA PARKWAY, SUITE 100  
AUSTIN, TEXAS 78758

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND FEB. 28, 2017.

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)*

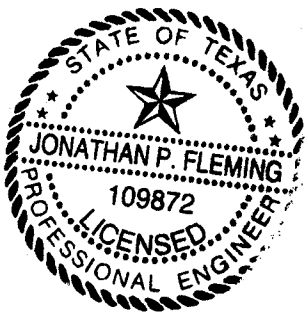
BRYAN D. NEWSOME, R.P.L.S. 5657  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, JONATHAN P. FLEMING, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), #48453C0615J, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016, COMMUNITY #481026.

12/6/18  
JONATHAN P. FLEMING, P.E. 109872  
ENGINEERING BY: KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315  
AUSTIN, TEXAS 78731  
(512) 758-7474  
TEXAS REGISTERED ENGINEERING FIRM 18129



GENERAL NOTES:

1. PRIOR TO FULL PURPOSE ANNEXATION AND PRIOR TO ANY DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT AND/OR BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS AND P.U.D. REQUIREMENTS.
3. EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.

GENERAL NOTES (CONTINUED):

4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CRITERIA. THE WATER AND WASTEWATER 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.
5. 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
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 UTILITY SYSTEM.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. PUBLIC SIDEWALKS, BUILT TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY, CITY OF AUSTIN, AND P.U.D. REQUIREMENTS ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SKYTEX STREET, CHRYSLER BEND, CORRIGAN PASS, SPIRE VIEW, HUBBLE WALK, AUSBLICK AVENUE AND BESTRIDE BEND. 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, PER TITLE 30-3-191.
9. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN 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.
10. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE INC.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
12. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
14. 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 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 TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
15. MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF DRAINAGE EASEMENT AND RESTRICTIVE COVENANT REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES FOR MIRABEL PARK, PHASE 2 EASTON PARK 2C" RECORDED IN DOCUMENT NO. 2018176737 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. THE OWNER OR ITS ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS: LOT 13-BLOCK A; LOT 1-BLOCK B; LOTS 13 AND 14-BLOCK D; LOT 15-BLOCK E; AND LOT 23-BLOCK J.
18. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).
19. PARKLAND DEDICATION HAS BEEN PROVIDED BY THE DEDICATION OF 9.104 ACRES OF LOT 13, BLOCK A (4.056 CREDITED) TO THE PILOT KNOB MUD NO. 2, AND 0.620 ACRES OF LOT 14, BLOCK D (0.590 CREDITED) TO THE PILOT KNOB MUD NO. 3 BRINGING THE TOTAL PARKLAND DEDICATION FOR ALL RECORDED PLATS WITHIN THE PILOT KNOB PUD TO 86.380 ACRES (58.980 CREDITED).
20. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2018174351, O.P.R.T.C.T.
21. THIS PLAT MUST COMPLY WITH THE APPROVED PUD, ORDINANCE NUMBER 20161110-032 AND 20170302-014.
22. WITHIN A LINE OF SIGHT EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
23. 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 BELOW.
24. THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY ARE RECORDED UNDER DOCUMENT NO. 2016027307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS ANNEXED UNDER DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
25. A MINIMUM OF TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH UNIT.
26. ALL NEW INTERSECTIONS SHOULD BE DESIGNED TO USE INTERSECTION SIGHT DISTANCES WHICH ALLOWS A VEHICLE FROM THE SIDE ROAD TO ENTER.
27. ALL CORNER LOTS SHALL ONLY HAVE ACCESS TO ONE STREET AS SHOWN ON THE CORNER LOT ACCESS TABLE BELOW.
28. 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.

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:
A	2, 3, 6, 7, 10, 11	BESTRIDE BEND	BESTRIDE BEND
B	2, 3, 6, 7	BESTRIDE BEND	BESTRIDE BEND
D	8, 9	CORRIGAN PASS	CORRIGAN PASS
D	10, 11, 12	CHRYSLER BEND	CHRYSLER BEND
E	9, 10, 11, 12, 13, 14	CORRIGAN PASS	CORRIGAN PASS
J	12, 13, 14, 15, 16, 17, 18, 19, 20, 21	CORRIGAN PASS	CORRIGAN PASS

CORNER LOT ACCESS			
BLOCK	LOT #	GAIN ACCESS FROM:	PROHIBITED ACCESS FROM:
C	17	SPIRE VIEW	CHRYSLER BEND
J	22	SKYTEX STREET	AUSBLICK AVENUE
M	4	SPIRE VIEW	CHRYSLER BEND

JOINT USE ACCESS EASEMENT TABLE				
NO.	STREET NAME	LOTS SERVED	BLOCK	DOCUMENT NO.
24	BESTRIDE BEND	5, 6, 7 & 8	B	
25	BESTRIDE BEND	2, 3 & 4	B	
26	BESTRIDE BEND	1, 2, 3 & 4	A	
27	BESTRIDE BEND	5, 6, 7 & 8	A	
28	BESTRIDE BEND	9, 10, 11 & 12	A	
29	CORRIGAN PASS	1, 2, 13 & 14	E	
30	CORRIGAN PASS	3, 4, 11 & 12	E	
31	CORRIGAN PASS	5, 6, 9 & 10	E	
32	CORRIGAN PASS & CHRYSLER BEND	8, 9, 10, 11 & 12	D	
33	CORRIGAN PASS	2, 3, 20 & 21	J	
34	CORRIGAN PASS	4, 5, 18 & 19	J	
35	CORRIGAN PASS	6, 7, 16 & 17	J	
36	CORRIGAN PASS	8, 9, 14 & 15	J	
37	CORRIGAN PASS	10, 11, 12 & 13	J	

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Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 500-018  
DRAWING NO.: 500-018-PL3  
PLOT DATE: 12/06/18  
PLOT SCALE: 1" = 100'  
DRAWN BY: JDB

**SHEET**  
**06 OF 07**



MIRABEL PARK,  
PHASE 2 EASTON PARK SECTION 2C

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY 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 BUILDINGS 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 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 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.

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 COMMISSIONER’S 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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF CITY OF  
AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

CHAIRPERSON

SECRETARY

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

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

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ O’CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O’CLOCK \_\_\_\_ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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

LAND USE TABLE (COA LIMITED PURPOSE – PLANNED UNIT DEVELOPMENT)		
LAND USE	LOTS	AREA (AC.)
45’ (MC) SINGLE–FAMILY RESIDENTIAL (COA LP – PUD)	26	3.763
50’ SINGLE–FAMILY RESIDENTIAL (COA LP – PUD)	38	5.382
60’(MC) SINGLE–FAMILY RESIDENTIAL (COA LP – PUD)	27	6.254
60’ SINGLE–FAMILY RESIDENTIAL (COA LP – PUD)	25	4.548
70’ SINGLE–FAMILY RESIDENTIAL (COA LP – PUD)	3	0.666
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE (COA LP – PUD)	3	2.384
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (COA LP – PUD)	1	0.111
PARK / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (COA LP – PUD)	1	0.620
GREENBELT PARK / OPEN SPACE / PUBLIC ACCESS (COA LP – PUD)	1	9.104
RIGHT–OF–WAY (COA LP – PUD)	–	7.312
TOTAL (COA LP – PUD)	125	40.145

LAND USE TABLE (ETJ)			
LAND USE	LOTS	AREA (AC.)	LOT / BLOCK
50’ SINGLE–FAMILY RESIDENTIAL (ETJ)	7	1.482	LOTS *2, *3, *17, *18, 19, 20 / BLOCK K LOTS 2, 3, *19, 21, 22, 23 / BLOCK N
60’ SINGLE–FAMILY RESIDENTIAL (ETJ)	6	1.132	LOTS 1, *16, 21, 22 / BLOCK K LOTS 1, 4, *8, 20 / BLOCK N
70’ SINGLE–FAMILY RESIDENTIAL (ETJ)	3	0.589	LOTS 5, 6, 7 / BLOCK N
RIGHT–OF–WAY (ETJ)	–	1.523	
TOTAL (ETJ)	16	4.726	
GRAND TOTAL (COA LP – PUD & ETJ)	141	44.871	


(MC) INDICATES MOTOR COURT  
(COA LP–PUD) INDICATES LOTS WITHIN CITY OF AUSTIN LIMITED PURPOSE AND PUD BOUNDARY  
(ETJ) INDICATES LOT OUTSIDE COA LIMITED PURPOSE BOUNDARY WITHIN THE ETJ

\* LOTS THAT ARE BOTH IN THE ETJ AND THE COA LP–PUD. FOR COUNTING PURPOSES, THESE LOTS ARE ACCOUNTED FOR IN THE COA LP–PUD NUMBER OF LOTS, BUT THE AREA IS ACCOUNTED FOR AS IT IS DIVIDED IN THE COA LP–PUD OR ETJ.

LAND USE TABLE (ALL)		
LAND USE	LOTS	AREA (AC.)
45’ (MC) SINGLE–FAMILY RESIDENTIAL (ALL)	26	3.763
50’ SINGLE–FAMILY RESIDENTIAL (ALL)	45	6.924
60’ (MC) SINGLE–FAMILY RESIDENTIAL (ALL)	27	6.254
60’ SINGLE–FAMILY RESIDENTIAL (ALL)	31	5.681
70’ SINGLE–FAMILY RESIDENTIAL (ALL)	6	1.255
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE (ALL)	3	2.384
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (ALL)	1	0.111
PARK / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (ALL)	1	0.561
GREENBELT PARK / OPEN SPACE / PUBLIC ACCESS (ALL)	1	9.104
RIGHT–OF–WAY (ALL)	–	8.835
TOTAL (ALL)	141	44.871

(MC) INDICATES MOTOR COURT

STREET TABLE						
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
AUSBLICK AVENUE	931.9’	70’	36’ F–F	2 LANE, C & G	5’	NEIGHBORHOOD COLLECTOR
SKYTEX STREET	1552.1’	70’	30’ F–F	2 LANE, C & G	5’	LOCAL
CHRYSLER BEND	781.9’	60’	36’ F–F	2 LANE, C & G	5’/12’ SHARED USE PATH	RESIDENTIAL COLLECTOR
SPIRE VIEW	694.8’	50’	30’ F–F	2 LANE, C & G	5’	LOCAL
CORRIGAN PASS	1152.5’	50’	30’ F–F	2 LANE, C & G	5’	LOCAL
BESTRIDE BEND	520.9’	50’	30’ F–F	2 LANE, C & G	5’	LOCAL
HUBBLE WALK	1336.6’	50’	30’ F–F	2 LANE, C & G	5’	LOCAL
TOTAL	6970.7’					



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3500 McCall Lane  
Austin, Texas 78744  
512–443–1724  
Firm No. 10124500

PROJECT NO.:  
500–018

DRAWING NO.:  
500–018–PL3

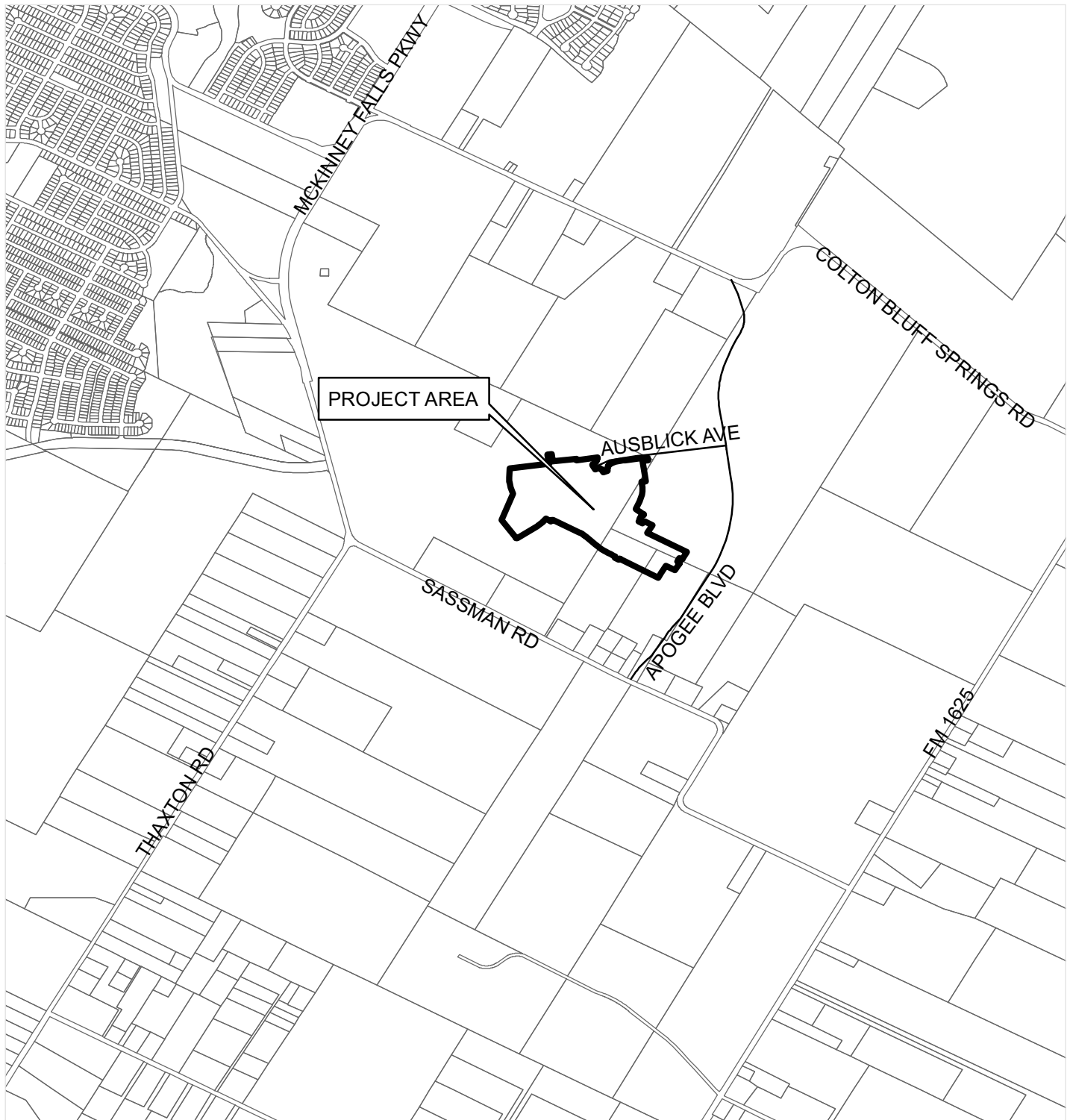
PLOT DATE:  
12/06/18

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JDB

SHEET  
07 OF 07





0 2,000  
Feet  
SCALE: 1" = 2,000'

Drawing: L:\PROJECT\Brookfield\BCE16002-02 - Easton Park Section 2C Ph 2\GIS\Exhibits\8.5x11 LOCATION MAP.mxd



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBPE FIRM NO. F-18129

**Brookfield**  
Residential

## LOCATION MAP

EASTON PARK SECTION 2C -  
MIRABEL PARK, PHASE 2  
AUSTIN, TRAVIS COUNTY, TEXAS

APP 1