

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0212**P.C. DATE:** October 13, 2020**SUBDIVISION NAME:** Easton Park 1B Lot 1, 2, 4 and 6 Preliminary Plan**AREA:** 49.09 acres**LOT(S):** 7**OWNER/APPLICANT:** Carma Easton LLC, First Hartford Realty Corp, Idea Public Schools**AGENT:** Brett Pasquarella/Bill Couch, Carlson, Brigrance, & Doering (512) 280-5160**ADDRESS OF SUBDIVISION:** Approximately 7300 E. William Cannon**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** Commercial/School/Mixed Residential/Park/Detention-WQ**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:****SIDEWALKS:** Sidewalks will be provided on William Cannon, McKinney Falls Parkway, all internal streets

**DEPARTMENT COMMENTS:** The request is for approval of Easton Park 1B Lot 1, 2, 4 and 6 Preliminary Plan. The proposed preliminary was required to show proposed lots and new right-of-way for Dunant Way and Union Park Lane. The preliminary plan is composed of 7 lots (2 commercial, 1 commercial/public school, 1 mixed residential, 1 park lot, 1 landscape/utility easement lot, and 1 detention/water quality/greenbelt lot), and right-of-way for Union Park Lane and Dunant Way for a total of 49.09 acres. Water and wastewater will be from the City of Austin. Parkland is in compliance with the Planned Development Agreement.

**STAFF RECOMMENDATION:** The staff recommends approval of this preliminary plan. This plan meets all applicable County, State and City of Austin LDC requirements.

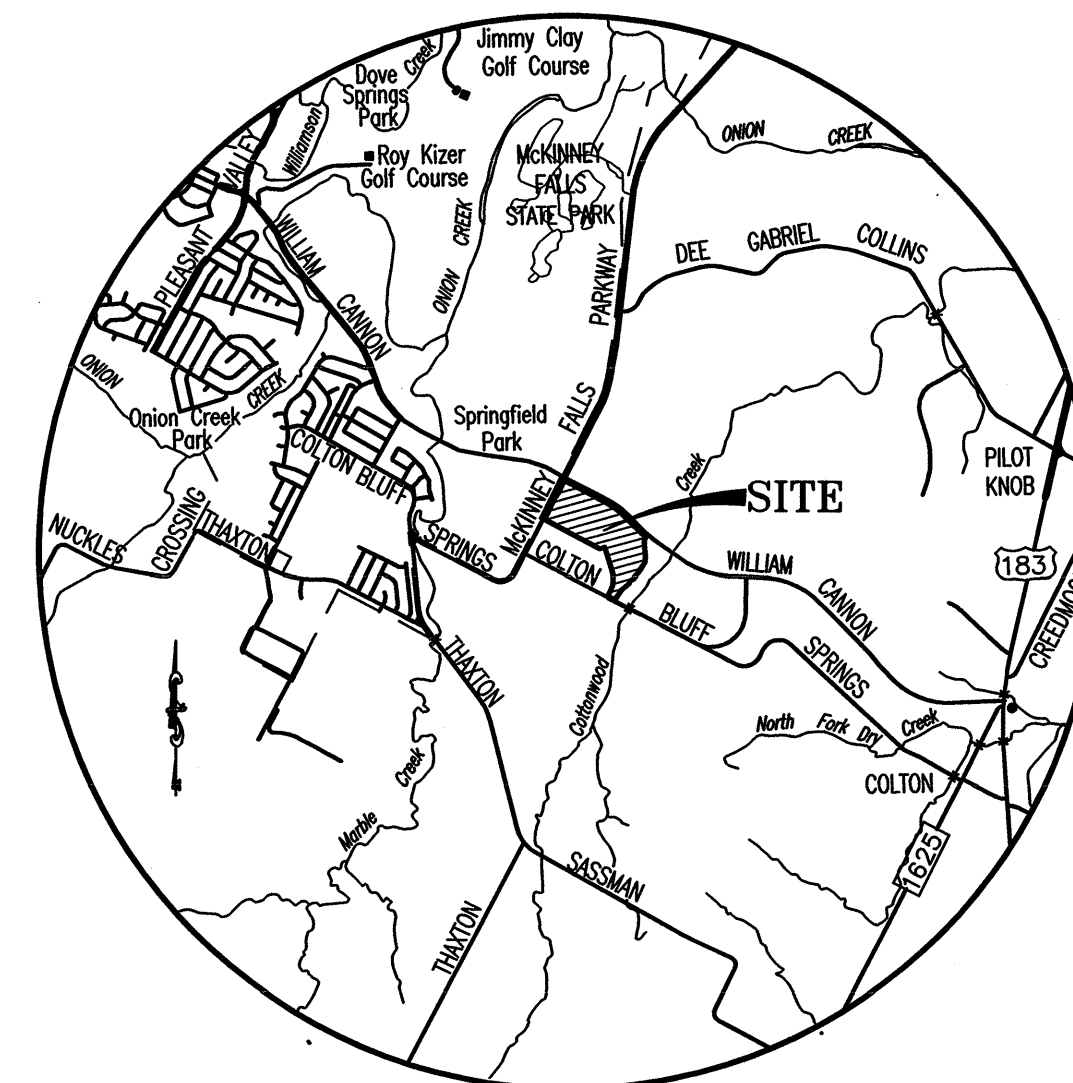
**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sue Welch**PHONE:** (512) 854-7637Email address: [sue.welch@traviscountytx.gov](mailto:sue.welch@traviscountytx.gov)



# EASTON PARK 1-B, LOT 1, 2, 4 AND 6

## PRELIMINARY PLAN

0 100 200 400  
SCALE: 1" = 200'



LOCATION MAP  
SCALE: 1" = 4,000'

Line #	Length	Direction
L1	30.81	S40°45'15"W
L2	77.81	S65°35'06"W
L3	111.89	S08°08'41"W
L4	187.70	S31°04'07"W
L5	75.52	S87°52'04"W
L6	56.69	S13°41'57"W
L7	74.50	S28°40'40"W
L8	43.83	N62°30'14"W
L9	86.00	N27°29'46"E
L10	28.85	S62°30'14"E
L11	48.22	N35°45'03"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	400.14	1730.00	S22°24'32"E	399.25	200.97	131°15'08"
C2	113.02	1870.00	S47°30'51"E	113.00	56.53	32°14'46"
C3	307.01	500.00	N04°14'03"E	372.42	203.78	44°20'54"
C4	43.73	56.03	N42°07'43"W	42.63	23.05	44°43'29"
C5	93.04	99.50	N37°27'31"W	88.69	50.33	53°54'33"
C6	48.58	52.50	N07°05'14"W	45.07	24.85	50°50'00"
C7	105.32	83.50	N81°21'46"E	98.47	60.96	72°16'01"
C8	44.39	60.00	S11°39'11"W	43.39	23.27	42°23'28"
C9	61.12	100.00	N07°57'57"E	60.17	31.55	35°01'00"
C10	18.98	60.00	S16°24'51"W	18.90	9.57	18°07'13"
C11	26.49	60.00	S05°17'34"E	26.27	13.46	25°17'38"
C13	104.11	82.00	S81°55'08"E	97.28	60.39	72°44'38"
C14	86.36	125.00	N12°37'03"E	84.85	44.98	39°34'38"
C15	96.71	100.00	N09°06'30"E	92.88	52.51	55°24'35"
C16	99.41	100.00	S39°20'21"W	95.37	54.25	56°57'32"
C17	99.41	100.00	S39°20'21"W	95.37	54.25	56°57'32"
C18	403.52	196.00	S39°07'14"E	335.94	325.94	117°57'38"
C19	350.21	500.00	N08°30'34"E	343.10	182.63	40°07'53"
C20	85.03	600.00	N13°52'46"W	84.96	42.59	80°17'12"
C21	285.12	1730.00	S50°30'15"E	284.80	142.88	92°6'34"
C22	115.52	1730.00	S57°07'20"E	115.50	57.78	34°8'33"

### LEGAL DESCRIPTION:

THAT FIRST HARTFORD REALTY CORPORATION, A DELAWARE CORPORATION, BEING THE OWNER OF A PORTION OF LOT 1A EASTON PARK, SECTION 1B AMENDED PLAT, RECORDED IN DOCUMENT NUMBER 201700270, AS CONVEYED IN DOCUMENT NUMBER 2016208943, AND A PORTION OF LOT 2A OF EASTON PARK, SECTION 1B AMENDED PLAT, AS CONVEYED IN DOCUMENT NUMBER 2019015065, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THAT IDEA PUBLIC SCHOOLS, A TEXAS NON-PROFIT CORPORATION, BEING OWNER OF A PORTION OF LOT 1A EASTON PARK, SECTION 1B AMENDED PLAT, RECORDED IN DOCUMENT NUMBER 201700270, AS CONVEYED IN DOCUMENT NUMBER 2019015066, AND A PORTION OF LOT 2A EASTON PARK, SECTION 1B AMENDED PLAT, RECORDED IN DOCUMENT NUMBER 201700270, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF LOT 4A AND LOT 3A, EASTON PARK, SECTION 1B AMENDED PLAT, RECORDED IN DOCUMENT NUMBER 201700270, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A 49.09 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS.

### NOTES:

- THIS PROJECT IS LOCATED IN THE COTTONMOUTH CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

TOTAL NO. OF LOTS: 7  
NO. OF BLOCKS: 3  
NO. OF MIXED RESIDENTIAL LOTS: 1 10.008 AC.  
NO. OF COMMERCIAL LOTS: 3 22.090 AC.  
NO. OF PARK LOTS: 1 1.628 AC.  
NO. OF LANDSCAPE & P.U.E. LOTS: 1 0.040 AC.  
NO. GREENBELT PARK, OPEN SPACE, WATER QUALITY & DRAINAGE ESMT. LOTS: 1 8.610 AC.  
TOTAL LINEAR FOOTAGE OF STREETS: 3,000 LF 6.714 AC.

ORIGINAL SUBMITTAL DATE: AUGUST 14, 2018  
TOTAL ACREAGE: 49.09 ACRES  
FEMA MAP NO: 48453C0615J TRAVIS COUNTY, TEXAS  
DATED: JANUARY 6, 2016  
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24

OWNERS:  
CARMA EASTON, LLC  
11501 ALTERRA PARKWAY  
SUITE 100  
AUSTIN, TEXAS 78758  
PHONE: (512) 391-1330

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

FIRST HARTFORD REALTY CORP.  
149 COLONIAL ROAD  
MANCHESTER, CT. 06042-2307

IDEA PUBLIC SCHOOLS  
2115 W PIKE BLVD.  
WESLACO, TEXAS 78596-0054

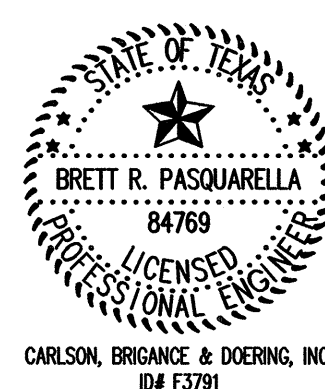
### ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY. THESE PLANS COMPLY WITH TITLE 30 SUBDIVISION REQUIREMENTS.

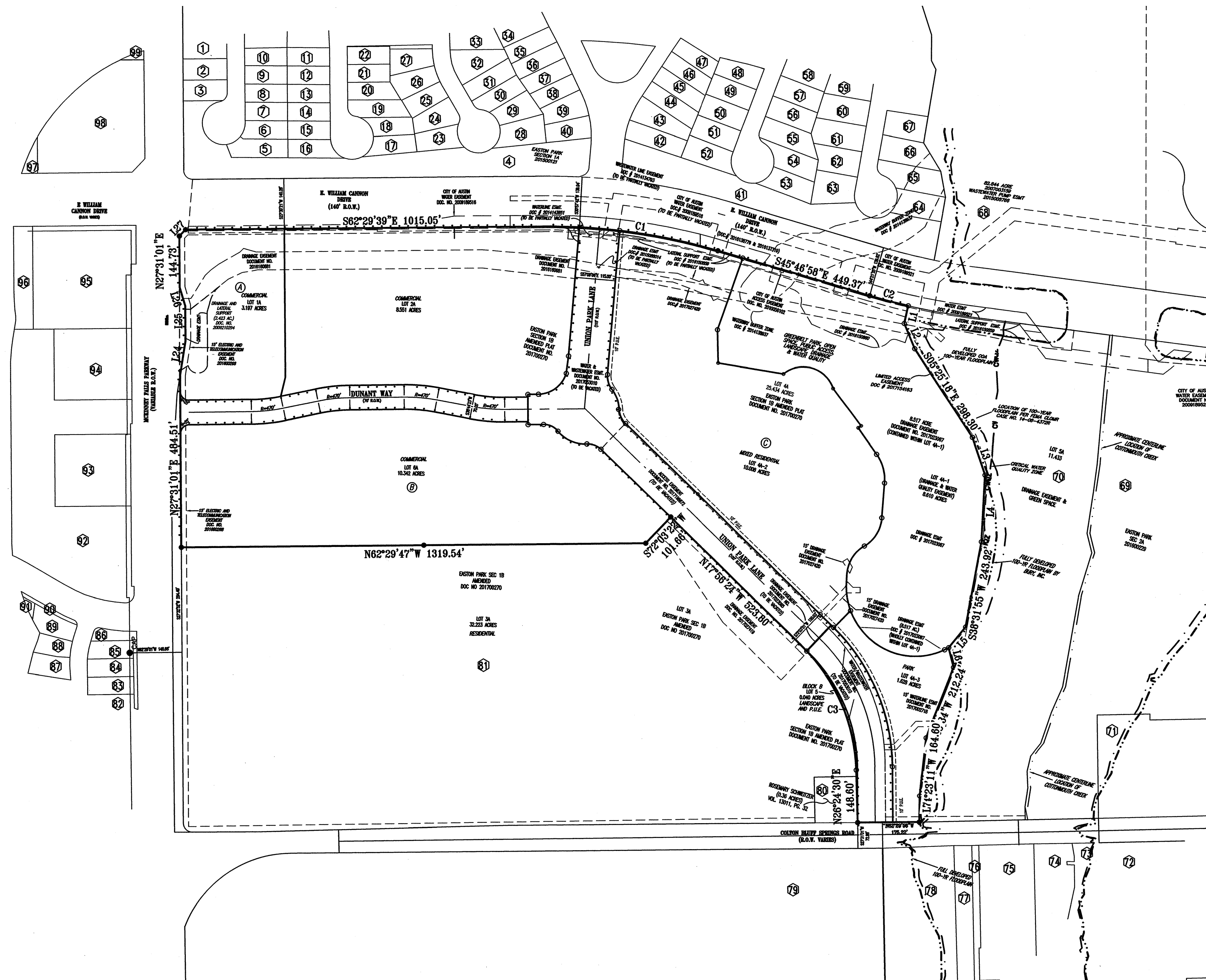
WITNESS MY HAND THIS 25th DAY OF August, 2020

BRETT R. PASQUARELLA

P.E. NO. 84769



CARLSON, BRIGANCE & DOERING, INC.  
ID# 13791



LEGEND	
17A	LOT NUMBER
A	BLOCK NUMBER
---	FULLY DEVELOPED COA
---	100 YEAR FLOODPLAIN
---	100 YEAR FULLY DEVELOPED COA FLOODPLAIN
---	CWQZ
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	SIDEWALK LOCATION
1	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT

SHEET PRELIMINARY PLAN

DATE AUGUST 2020

DRAFTED BY: JSL

DESIGNED BY: BRP

EASTON PARK 1-B, LOT 1, 2, 4 AND 6

PRELIMINARY PLAN

JOB NAME

PROJECT

JOB NUMBER 5024

SHEET 1 OF 3

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2018-0212



## GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION WILL 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.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: UNION PARK LANE, DUNANT WAY, AND THE SUBDIVISION SIDE OF E. WILLIAM CANNON DRIVE, COLTON-BLUFF SPRINGS ROAD AND MCKINNEY FALLS PARKWAY; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO 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.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. 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.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
11. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
  - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:  
UNION PARK LANE AND DUNANT WAY.

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:

UNION PARK LANE AND DUNANT WAY.

12. THIS SUBDIVISION IS LIMITED PURPOSE IN THE CITY LIMITS OF THE CITY OF AUSTIN. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH THE PILOT KNOB PUD ZONING ORDINANCE REQUIREMENTS. (ORDINANCE # 20151217-080)
13. TRAVIS COUNTY AND THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
14. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
15. 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 CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
16. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
17. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OR THE OWNER OF THE OBLIGATION TO MODIFY THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY, LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
18. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
19. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
WATER & WASTEWATER - CITY OF AUSTIN  
ELECTRIC - BLUEBONNET ELECTRIC CO-OP  
GAS - TEXAS GAS
20. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. LOT 4A-1 BLOCK "C" AND LOT 5 BLOCK "B" IS TO BE OWNED AND MAINTAINED BY THE OWNER OR ASSIGNEE.
22. TOTAL LINEAR FOOTAGE OF STREETS 3,000 LF.
23. AT THE TIME OF FINAL PLATTING AND SUBDIVISION PLAN REVIEW, A DAM SAFETY CERTIFICATION WILL BE REQUIRED ON THE COVER SHEET OF THE CONSTRUCTION PLANS FOR ANY PONDS WITH AN EMBANKMENT OF SIX FEET OR GREATER, IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF AUSTIN DRAINAGE CRITERIA MANUAL SECTION 8.3.4.
24. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
25. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.
26. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.
27. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
28. THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

## STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION
UNION PARK LANE	(80'-115')	2,000 LF	VARIES-CURB & GUTTER	5.0'-BOTH SIDES	COLLECTOR
DUNANT WAY	86'/70'	1,000 LF	VARIES-CURB & GUTTER	5.0'-BOTH SIDES	LOCAL STREET

\*SEE TYPICAL CROSS SECTIONS THIS SHEET

PARKLAND DEDICATION CREDITS	GROSS ACRES PARK	CREDITED PARK ACRES
UPLANDS	1.628	1.628
100 YEAR FLOODPLAIN (50%)	0	0
25 YEAR FLOODPLAIN (50%)	0	0
DRAINAGE EASEMENT / GREENBELT PARK	8.610	4.310
GROSS PARK ACRES	10.238	
TOTAL CREDITED PARK ACRES		5.930

# EASTON PARK 1-B, LOT 1, 2, 4 AND 6

## PRELIMINARY PLAN

29. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEBONNET ELECTRIC CO-OP DURING MAINTENANCE AND REPAIRS.
30. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
31. EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT RECORDING AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.
32. ALL BUILDING LINES WILL BE IN ACCORDANCE WITH PUD ZONING REQUIREMENTS.
33. THE HOMEOWNERS ASSOCIATION OR MUD IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
34. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20151217-080 PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
35. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE No. 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. PARKLAND DEDICATION HAS BEEN SATISFIED BY THE DEDICATION OF LOT 5 (11.43 ACRES OF PARKLAND, 3.11 CREDITED ACRES) WITH CBJ-2017-0047.04. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 4A-3 (1.628 CREDITED ACRES). FISCAL SURETY HAS BEEN BEEN POSTED WITH THE CITY OF AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT TO EASTON PARK SECTION 2A.
36. ACCESS TO LOT 4A-3 FROM COLTON BLUFF SPRINGS ROAD IS PROHIBITED.
37. EXISTING EASEMENTS UNDER THE PROPOSED RIGHT-OF-WAY MUST BE VACATED PRIOR TO FINAL PLAT APPROVAL.

38. THIS PLAT IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS (TIA). THE TRAFFIC IMPACT ANALYSIS SUBMITTED FOR THE LOTS IN THIS PLAT, MADE LAND USE ASSUMPTIONS FOR PURPOSE OF EVALUATING THE DEVELOPMENT'S IMPACT ON THE ADJACENT STREETS AND INTERSECTIONS. AN EVALUATION OF THE LAND USES PROPOSED AT THE TIME OF THE SITE DEVELOPMENT APPLICATION VERSUS THOSE USED IN THE TRAFFIC IMPACT ANALYSIS WILL BE PREPARED BY THE DEVELOPER FOR REVIEW AND APPROVAL BY TRAVIS COUNTY AND SUBMITTED WITH THE SITE PLAN OR CONSTRUCTION PLANS. TRAVIS COUNTY (UNTIL FULLY ANNEXED) WILL HAVE SOLE DISCRETION TO DETERMINE IF THE ASSUMPTIONS MADE IN THE TIA ARE STILL VALID OR IF REEVALUATION IS NEEDED. HIGHER ROADWAY CLASSIFICATIONS AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.

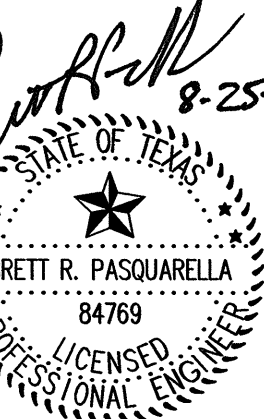
## FLOOD NOTE:

THE 100-YEAR FLOOD PLAIN 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) 48453C0615J FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016, COMMUNITY #4891026.

FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

## ADJACENT PROPERTY OWNERS

861593 DIRK JOSHUA ALLEN 7208 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861633 SCHULTE JOCELYN & BEN LEO MARTENS 7228 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861655 MCCAFERTY MATTHEW 6816 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8715	861692 STINSON RONALD ALLEN II & MARTHA YODIELA STINSON 7201 AUBURN BLAZE LN AUSTIN, TX 78744-8728
861594 CLARK RICARDO & LEANNE TERRY 7216 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861632 RYAN NATHAN WESLEY & AMANDA LAUREN RYAN 7224 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861657 BOWIE DAVID G 6900 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8716	861697 PILOT KNOB MUNICIPAL UTILITY DISTRICT NO 3 100 CONGRESS AVE STE 1300 AUSTIN, TX 78701-2744
861595 BETTINI JASON & ABIGAIL 7220 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861631 COLE JAKE W & MARVIN CHANEY JR 7220 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861658 HILL PATRICIA M 6908 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8716	882735 CARMA EASTON LLC ET AL 11501 ALTERRA PARKWAY STE 100 AUSTIN, TX 78758-3201
862596 PILOT KNOB MUNICIPAL UTILITY DISTRICT NO 3 AIRMURST & BROWN PUE 100 CONGRESS AVE STE 1300 AUSTIN, TX 78701-2744	861630 ASCHENBACH LINSEY & JEREMY ALLEN 7216 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861665 MERCHANT MUNIR & SANA 7200 GARNET MILL LN AUSTIN, TX 78744-8722	882795 CARMA EASTON LLC 11501 ALTERRA PKWY STE 100 AUSTIN, TX 78758-3201
861597 DE LA ROSA ALVARADO MARISA & ALBERTO ALVARADO 7233 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861629 SCHUKAR MATTHEW PHILIP & ALLISON JEAN 7212 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861666 MONTGOMERY SHANNON A & JASON E 7204 GARNET MILL LN AUSTIN, TX 78744-8722	298740 CARMA EASTON LLC 11501 ALTERRA PKWY STE 100 AUSTIN, TX 78758-3201
861598 GARCIA JOSE ALBERTO & ERICKA MARTINEZ 7229 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861634 SALINAS HILDA GARCIA 7233 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861667 KADWING KASEY & RACHEL 7208 GARNET MILL LN AUSTIN, TX 78744-8722	904436 RAMOS ELISA SUAREZ & EVA MENDEZ SUAREZ 1901 BITTER CREEK RD AUSTIN, TX 78744
861599 MAHADEVIYA PALLAVI 7225 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861635 TRAN JEAN LUC & JENNIFER ASHLEY NGUYEN 7229 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861668 GIBBULY ELIZABETH MCSPIRIT & ERIC STEVEN GUNDERSON 7212 GARNET MILL LN AUSTIN, TX 78744-8722	783930 PANTOJA ISMAEL C & JUANITA E 5005 BRUSHY RIDGE DR AUSTIN, TX 78744-5312
861600 MISHWIN BRIAN & HOLLY PETERSON 7221 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861636 MATA MARK & JANET 7225 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861669 CABRERA MARIA GABRIELA & MAX ALEXANDER 7216 GARNET MILL LN AUSTIN, TX 78744-8722	866064 URRAS MARY RUTH & HAROLD III 8617 KEYNES LN AUSTIN, TX 78747-3964
861601 NEAL SUTTON & SARAH 7217 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861637 DOBMEIER ALICE FAYE & WILLIAM C & MICHELLE R DOBMEIER 7221 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861671 STEVENS JOSEPH H & LAUREN A MCGAHEY 7217 GARNET MILL LN AUSTIN, TX 78744-8722	870060 ZUMIGA HUMBERTO 7605 COLTON BLUFF SPRINGS RD AUSTIN, TX 78744-8501
861602 CHAPMAN MICHAEL & KRISTEN 7213 SIENNA ROUGE PATH AUSTIN, TX 78744-8708	861638 VIRAG RENE STEPHANIE & KENT BRADLEY ROTH 7217 BRICK SLOPE PATH AUSTIN, TX 78744-8714	861672 RAMIREZ-SOSA JORGE JAIME & CAROLINE ELIZABETH SWEET 7213 GARNET MILL LN AUSTIN, TX 78744-8722	783943 VASQUEZ ELIAS 7607 COLTON BLUFF SPRINGS RD AUSTIN, TX 78744-8500
861610 CRITENDON REED B & RENEE BOELSCH CRITENDON 7212 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861639 CLAYTON MICHAEL KEVIN 7209 BRICK SLOPE PATH AUSTIN, TX 78744-8716	861673 MCORE KIMBERLY & BENJAMIN 7209 BRICK SLOPE PATH AUSTIN, TX 78744-8722	783969 GARNER JOHN G & FRANCES M TRUST 17212 CRANSTON DR ROUND ROCK, TX 78664-8530
861611 BAMBERGER MONICA KEE GRIFFIN 7216 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861644 WALLACE AMANDA J & NATALE L MYERS 7204 CARDINAL BLOOM LP AUSTIN, TX 78744-8719	861674 BELL BERWYN W 7205 GARNET MILL LN AUSTIN, TX 78744-8722	783968 GARNER JOHN G & FRANCES M TRUST 17212 CRANSTON DR ROUND ROCK, TX 78664-8530
861612 RANGEL JOSE O & BRIAN S & LIZA M BRAZIL 7220 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861645 MILLER JUSTIN A 7208 CARDINAL BLOOM LP AUSTIN, TX 78744-8719	861675 PADEL SHYAM & DIKANGI 7203 GARNET MILL LN AUSTIN, TX 78744-8722	298685 KB HOME LONE STAR INC 18000 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249
861613 ZIMMER HELEN & DOROTEJA CONTRERAS 7224 CHERRY BEAM PATH AUSTIN, TX 78744-8719	861646 KING MARY NICOLE ELIZABETH 7212 CARDINAL BLOOM LP AUSTIN, TX 78744-8719	861676 STELLY JUDITH K & JOSEPH A JR 7113 GARNER MILL LN AUSTIN, TX 78744	298683 HENLEY-JOHNSTON & ASSOCIATES INC 235 MORGAN AVE DALLAS, TX 75203-1025
861614 KAPPELER KAREN LYN 7228 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861647 LEATHERS JENNIFER & ANTON MATEJEK 7216 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8719	861678 JANKOWSKI MITCHELL & YVONNE 7218 AUBURN BLAZE LN AUSTIN, TX 78744-8727	882737 MERITAGE HOMES OF TEXAS LLC 8920 BUSINESS PARK DR 350 AUSTIN, TX 78759-7636
861615 WESTCOTT DARRELL RUSTON B & ELLEN BLAIR WESTCOTT 7232 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861648 SKUBON ASHLEY A & BEN 7223 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8719	861685 STEPHENS NATALE & NATHANIEL 7200 AUBURN BLAZE LN AUSTIN, TX 78744-8728	876848 SORIANO DAVID SR & ALICE 7517 PECCARY DR AUSTIN, TX 78744-4443
861616 KRUGER DEBORAH J 7233 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861649 DEVCE CHARLES 6808 CARDINAL BLOOM LP AUSTIN, TX 78744-8719	861686 CHANDLER AGLAIA 7206 AUBURN BLAZE LN AUSTIN, TX 78744-8728	876849 HERNANDEZ JESSICA V 7513 PECCARY DR AUSTIN, TX 78744-4443
861617 POWELL LAURA & RICHARD S 7229 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861650 ROBERTS DAVID & EMILY PRYOR 7228 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8719	861687 THOMPSON JACKIE LEE & JACQUELINE MAE THOMPSON 7212 AUBURN BLAZE LN AUSTIN, TX 78744-8728	876851 LEWIS JUAN CASTILLA 7020 OLANTRIA BEND AUSTIN, TX 78744-8506
861618 ROMEO RICHARD RASHAD III 7225 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861651 YARROLL SHAUN & PAVAI 6804 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8715	861688 NAVARRO ALEXANDRO & VANESSA 7218 AUBURN BLAZE LN AUSTIN, TX 78744-8728	876852 MARTINEZ JUAN CASTILLA 7020 OLANTRIA BEND AUSTIN, TX 78744-8506
861619 HARRISON HEATHER 7221 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861652 KULGU SEYFETTIN 6808 CARDINAL BLOOM LOOP AUSTIN, TX 78744-8715	861689 CHAPMAN MICHAEL JAMES & MARISOL LUANA CHAPMAN 7219 AUBURN BLAZE LN AUSTIN, TX 78744-8728	876853 GARCIA JOSE ANGEL PENA & GLENN YVES MEJIA PEREZ 7509 PECCARY DR AUSTIN, TX 78744-4443
861620 POWERS VINCENT & CARI LOIS 7217 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861654 OLIVER CRAIG M & MONICA 7213 AUBURN BLAZE LN AUSTIN, TX 78744-8728	861691 CAVALIERI DAVID & BATHISANY NOI DIGGS 7207 AUBURN BLAZE LN AUSTIN, TX 78744-8728	
861621 KOVALICK KERRY & JOSEPH BLANCO 7213 CHERRY BEAM PATH AUSTIN, TX 78744-8711	861655 DELORES WILLIAMS 6812 CARDINAL BLOOM LP AUSTIN, TX 78744-8715		



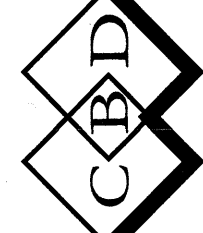
CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CBJ-2018-0212

Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791

Surveying  
Austin, Texas 78748  
5501 West William Canyon  
Phone No. (512) 280-5160  
Fax No. (512) 280-5165



DATE  
AUGUST 2020

DRAWN BY:  
JSL

SHEET  
GENERAL NOTES

DESIGNED BY:  
BEP

EASTON PARK 1-B, LOT 1, 2, 4 AND 6

PRELIMINARY PLAN

JOB NAME

PROJECT

JOB NUMBER

5024

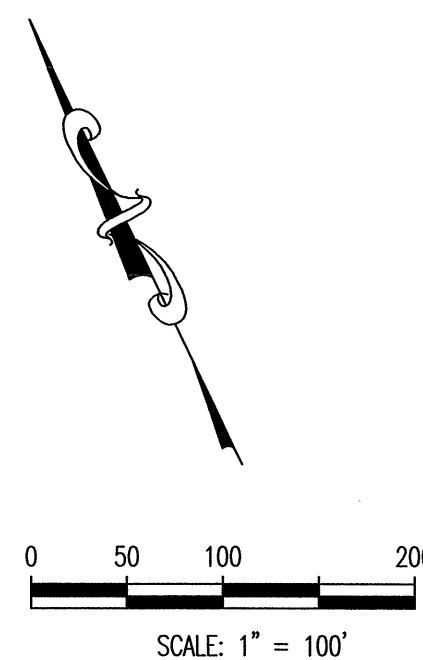
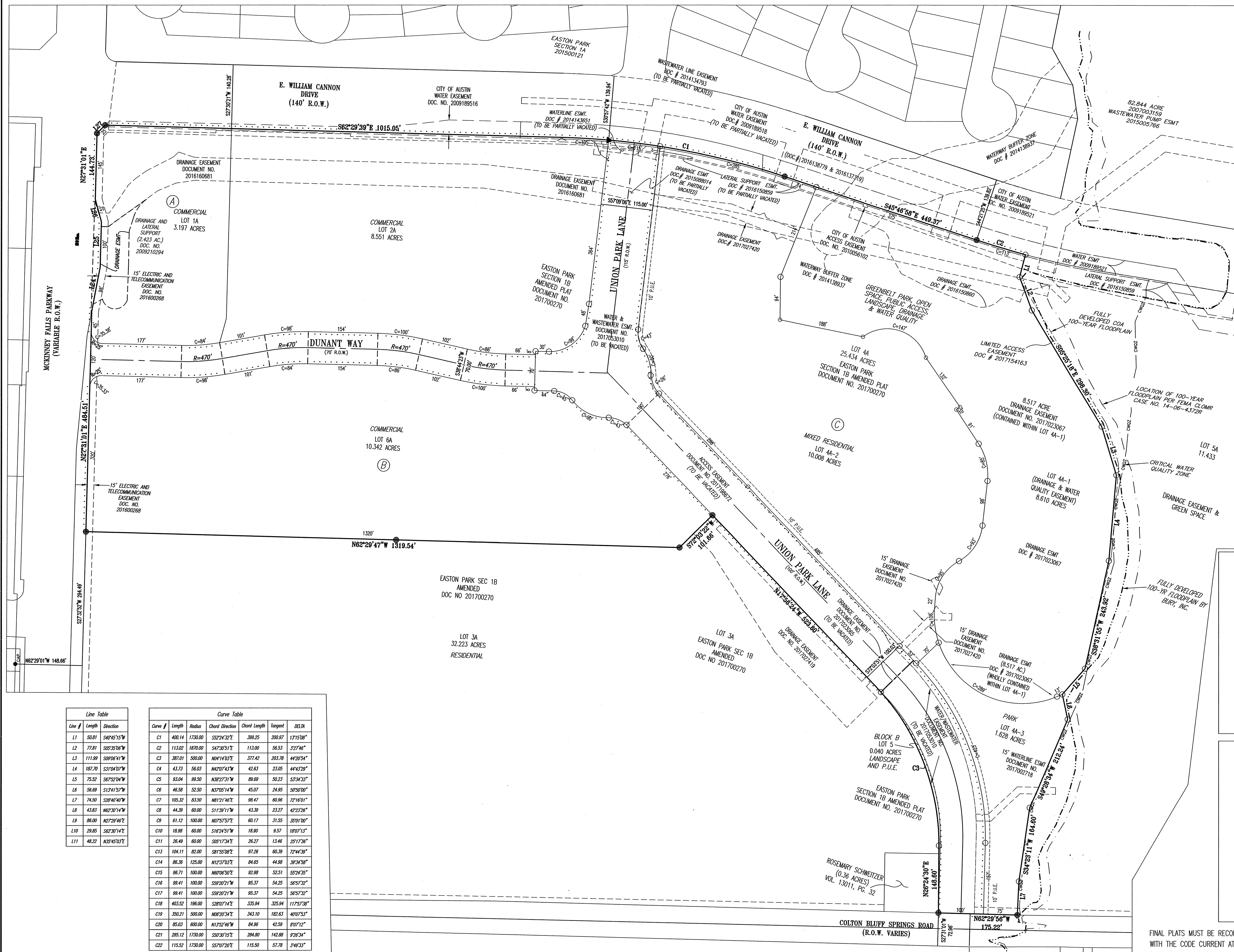
SHEET

2 OF 3

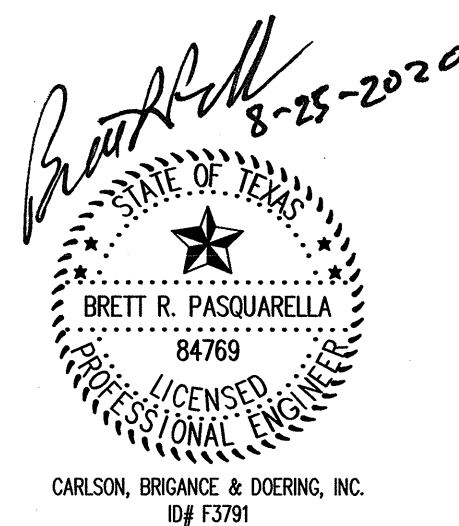


# EASTON PARK 1-B, LOT 1, 2, 4 AND 6

## PRELIMINARY PLAN



LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
—	FULLY DEVELOPED COA
—	100 YEAR FLOODPLAIN
—	100 YEAR FULLY DEVELOPED COA FLOODPLAIN
—	CWQZ
—	FEMA 100 YEAR FLOODPLAIN
—	DEVELOPED 100 YEAR FLOODPLAIN
—	CREEK CENTERLINE
—	SIDEWALK LOCATION
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
—	W.L.E. WATER LINE EASEMENT
—	W.W.E. WASTEWATER EASEMENT
—	ELEC.E. ELECTRIC EASEMENT
—	P.U.E. PUBLIC UTILITY EASEMENT
—	E.U.E. ELECTRIC UTILITY EASEMENT
—	L.S.E. LANDSCAPE & SIGN EASEMENT
—	D.E. DRAINAGE EASEMENT
—	A.E. ACCESS EASEMENT
—	SW.E. SIDEWALK EASEMENT



Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791

Surveying  
Civil Engineering  
Austin, Texas 78708  
Phone No. (512) 286-5100  
Fax No. (512) 286-5165

DATE  
AUGUST 2020

DRAFTED BY:  
JSL

DESIGNED BY:  
BRP

SHEET  
PRELIMINARY PLAN

PROJECT  
EASTON PARK 1-B, LOT 1, 2, 4 AND 6

JOB NUMBER  
5024

SHEET  
3 OF 3

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2018-0212





B-10

# Property Profile

EASTON PARK 1-B Lot 1,2,4, and 6  
PRELIMINARY PLAN

5 of 5

## Legend

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

### TCAD Parcels

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

### Subdivision Review Cases (All



1: 4,800



0.2 0 0.08 0.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

10-2-20

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

## Notes

EASTON PARK 1-B LOT 1, 2, 4 and 6  
PRELIMINARY PLAN  
C8J-2018-0212