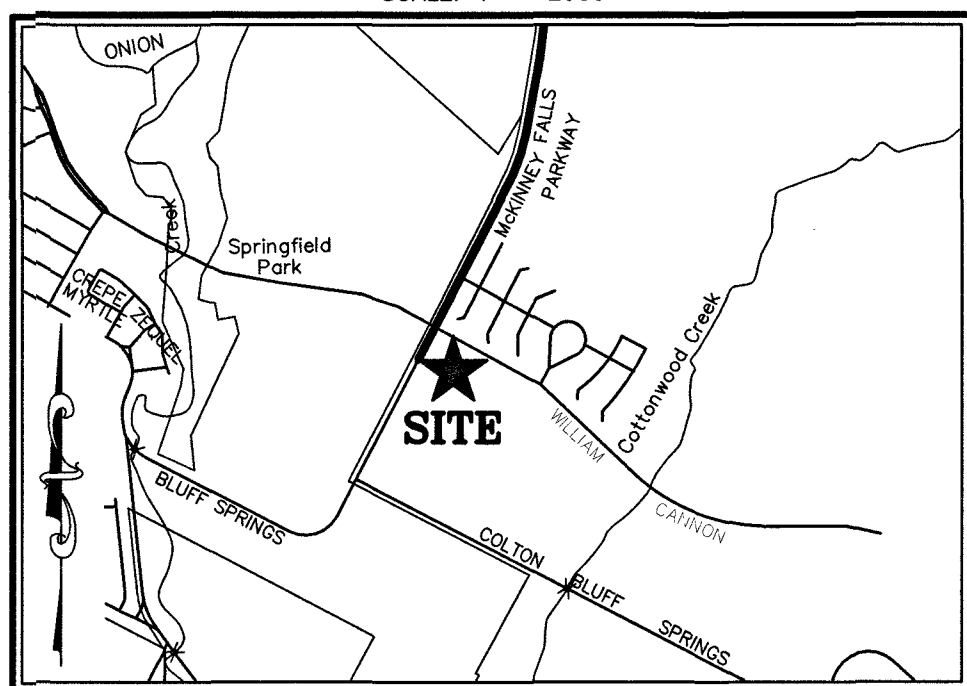


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0212.2A**P.C. DATE:** October 13, 2020**SUBDIVISION NAME:** Easton Park Section 1B Amended Plat
Resubdivision of Lots 1A and 2A**AREA:** 23.66 acres**LOT(S):** 3**OWNER/APPLICANT:** First Hartford Realty Corp & Idea Public School**AGENT:** Siri Soth (WGI Engineers) (512) 447-7400**ADDRESS OF SUBDIVISION:** 7101 E. William Cannon**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** Commercial/School**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:****SIDEWALKS:** Sidewalks will be provided on William Cannon, McKinney Falls Parkway and Dunant Way**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision of Easton Park Section 1B Amended Plat Resubdivision Lots 1A and 2A. The proposed resubdivision will be from two (2) lots to three (3) commercial lots (1 lot will be public school use) and right-of-way for Dunant Way for a total of 23.66 acres. Water and wastewater will be from the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sue WelchEmail address: sue.welch@traviscountytx.gov**PHONE:** (512) 854-7637

VICINITY MAP

SCALE: 1" = 2000'



LOT TABLE SUMMARY:

R.O.W. = 1.6038 ACRE(S) (69,862 SQ. FT.)
 LOT 1A (COMMERCIAL) = 3.1519 ACRE(S) (137,298 SQ. FT.)
 LOT 2A (COMMERCIAL) = 8.5513 ACRE(S) (372,493 SQ. FT.)
 LOT 6A (COMMERCIAL) = 10.3475 ACRE(S) (450,735 SQ. FT.)

TOTAL = 23.6545 ACRES (1,030,388 SQ. FT.)

[A]
 0.63 ACRE
 DRAINAGE EASEMENT
 DOC. NO. 2016141661

LOT 7, BLOCK A
 EASTON PARK SECTION 1A
 DOC. NO. 201500121 O.P.R.T.C.T.

CARDINAL
 BLOOM
 LOOP
 (R.O.W.
 VARIES)

LINE #	DIRECTION	LENGTH
L1	S62°29'50"E	43.83'
L2	N36°57'49"E	97.72'
L3	N27°34'36"E	99.99'
L4	N08°22'06"E	14.93'
L5	N72°58'01"E	21.66'
L6	N62°29'50"W	29.85'
L7	S62°37'04"E	66.30'
L8	N62°36'54"W	66.19'
L9	N51°15'52"W	102.26'
L10	N73°42'29"W	101.07'
L11	N62°59'58"W	15.30'
L12	S80°12'32"W	104.67'
L13	N40°37'03"E	4.95'
L14	N44°24'43"E	23.96'
L15	N27°31'46"E	11.50'
L16	N27°02'05"E	57.92'
L17	N27°54'28"E	15.24'
L18	N28°07'36"E	67.89'
L19	N86°38'59"E	23.40'
L20	S36°57'47"W	82.31'
L21	S27°34'38"W	89.79'
L22	N27°34'36"E	10.20'
L23	S36°57'47"W	15.42'

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND NAVD88 ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON 2018-05-30 (STATIC DATA PROCESSED BY O.P.U.S.), 4WARD CONTROL POINT WAS CHECKED TO COA MON J-13-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10031988.975, E 3114778.761, ELEV. 562.47'.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000040873415.

FLOODPLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C 0615J, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016, COMMUNITY #481026

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT 5

LOT 1

LOT 6

BLOCK "O"
 SPRINGFIELD
 COMMERCIAL-SOUTH
 DOC. NO. 201800138
 O.P.R.T.C.T.

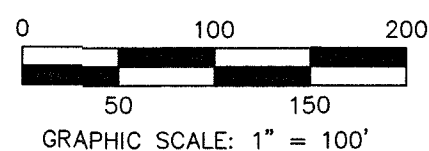
MCKINNEY FALLS PARKWAY
 (R.O.W. VARIES)

COLTON BLUFF SPRINGS ROAD
 (R.O.W. VARIES)

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	105.30'	83.50'	72°15'19"	S81°22'09"W	98.46'
C2	46.58'	52.50'	50°50'00"	S37°04'50"E	45.07'
C3	93.03'	99.50'	53°34'20"	S38°27'07"E	89.68'
C4	43.73'	56.03'	44°42'54"	S42°07'20"E	42.63'
C5	104.38'	1,730.00'	3°27'25"	S60°48'29"E	104.36'
C6	84.52'	435.00'	11°07'57"	S68°08'30"E	84.39'
C7	97.77'	505.00'	11°05'35"	S68°09'41"E	97.62'
C8	100.04'	505.00'	11°21'02"	S56°56'23"E	99.88'
C9	86.20'	435.00'	11°21'11"	S56°56'28"E	86.05'
C10	53.02'	77.38'	39°15'39"	N60°40'03"E	51.99'
C11	73.37'	28.94'	145°17'22"	S61°10'10"E	55.24'
C12	100.04'	505.00'	11°21'02"	N56°56'23"W	99.88'
C13	86.17'	435.00'	11°21'02"	N56°56'23"W	86.03'
C14	84.22'	435.00'	11°05'35"	N68°09'41"W	84.09'
C15	98.12'	505.00'	11°07'57"	N68°08'30"W	97.97'
C16	39.31'	25.00'	90°05'41"	S17°31'41"E	35.38'
C17	39.23'	25.00'	89°54'19"	S72°28'19"W	35.33'

LEGEND

—	PROPERTY LINE	▲	MAG NAIL FOUND WITH "BURY" WASHER (UNLESS NOTED)
- - -	EXISTING PROPERTY LINES	△	SURVEY CONTROL POINT
- - -	EXISTING EASEMENTS	DOC. NO.	DOCUMENT NUMBER
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET (UNLESS NOTED)	E.T.E.	ELECTRIC AND TELECOMMUNICATIONS EASEMENT
●	MAG WITH "4WARD BOUNDARY" WASHER SET	R.O.W.	RIGHT-OF-WAY
⊗	COTTON SPINDLE SET	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
■	IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT DOC. NO. 201700270
△	CALCULATED POINT	...	SIDEWALK



CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	(105.32')	(83.50')	(72°16'01")	(S81°21'48"W)	(98.47')
(C2)	(46.58')	(52.50')	(50°50'18")	(S37°05'11"E)	(45.07')
(C3)	(93.04')	(99.50')	(53°34'40")	(S38°27'28"E)	(89.69')
(C4)	(43.73')	(56.03')	(44°43'10")	(S42°07'41"E)	(42.63')
(C5)	(104.47')	(1730.00')	(3°27'35")	(S60°45'51"E)	(104.45')

E WILLIAM CANNON DRIVE
 (140' R.O.W.)

LOT 2A

BLOCK "1"

DUNANT WAY
 (70' R.O.W.)

LOT 6A

BLOCK "2"

EASTON PARK
 SECTION 1B
 AMENDED PLAT
 DOC. NO. 201700270
 O.P.R.T.C.T.

**EASTON PARK, SECTION 1B
 AMENDED PLAT,
 RESUBDIVISION OF LOT 1A & 2A
 City of Austin,
 Travis County, Texas**

C8J-2018-0212.2A



2021 EAST 5TH STREET, SUITE 200
 AUSTIN, TEXAS, 78702



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date: 6/23/2020
 Project: 00728
 Scale: 1" = 100'
 Reviewer: PRB
 Tech: RM
 Field Crew: SV/PP
 Survey Date: JUNE 2018
 Sheet: 1 OF 2

STATE OF TEXAS
COUNTY OF TRAVIS

THAT FIRST HARTFORD REALTY CORPORATION, BEING OWNER OF A PORTION OF LOT 1A AND 2A EASTON PARK SECTION 1B, AMENDED PLAT, A SUBDIVISION OF RECORD IN DOC. NO. 201700270 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD DOCUMENT NO. 2016209943 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 2019015065 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 2019015065 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT IDEA PUBLIC SCHOOLS, BEING THE OWNER OF A PORTION OF LOT 1A AND LOT 2A OF SAID EASTON PARK SECTION 1B, AMENDED PLAT CONVEYED BY SAID SUBDIVISION OF RECORD IN DOCUMENT NO. 201700270 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO IDEA PUBLIC SCHOOLS IN DOCUMENT NO. 2019015063 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2019015066 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID LOTS 1A AND 2A, PURSUANT TO CHAPTER 212.016 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

EASTON PARK, SECTION 1B
AMENDED PLAT, RESUBDIVISION OF LOT 1A & 2A

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE

IN WITNESS WHEREOF, FIRST HARTFORD REALTY CORPORATION, REPRESENTED BY JOHN TOIC, PRESIDENT, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE 14th DAY OF May, 2020 A.D.

BY: John Toic
JOHN TOIC,
PRESIDENT
FIRST HARTFORD REALTY CORPORATION
149 COLONIAL ROAD
MANCHESTER CT, 06042

BY: Wyatt Truscheit
WYATT TRUSCHEIT,
REPRESENTATIVE
IDEA PUBLIC SCHOOLS
2115 W. PIKE BLVD.
WESLACO, TX 78596

STATE OF CONNECTICUT
COUNTY OF HARTFORD

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF May, 2020 A.D.

Marilyn E. Arnold
NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS
HARTFORD CONNECTICUT
MILYN E. ARNOLD
NOTARY PUBLIC
MY COMMISSION EXPIRES SEP. 30, 2022

WITNESS MY HAND, THIS THE 14th DAY OF May, 2020 A.D.

STATE OF TEXAS
COUNTY OF HIDALGO

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF May, 2020 A.D.

Melisa Abascal-Anzaldúa
NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS
HIDALGO
MELISA ABASCAL-ANZALDUA
Notary Public, State of Texas
Comm. Expires 05-11-2022
Notary ID: 131564839

WITNESS MY HAND, THIS THE 22nd DAY OF May, 2020 A.D.

SURVEYOR'S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LAND SURVEYING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

Jason Ward
JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811
4WARD LAND SURVEYING

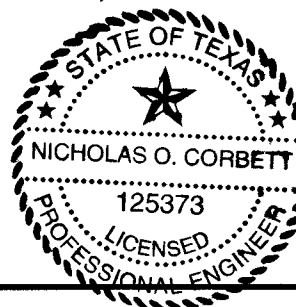


ENGINEER'S CERTIFICATION:

I, NICHOLAS O. CORBETT, 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 TITLE 30 OF THE CITY OF AUSTIN CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0265J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

Nicholas O. Corbett
NICHOLAS O. CORBETT, P.E.
TEXAS REGISTRATION NO. 125373
WGI



PLAT NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.

5) ALL STREETS, DRAINAGE SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) 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.

7) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

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

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

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

11) 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.

12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MCKINNEY FALLS PARKWAY, E WILLIAM CANNON DRIVE, PROPOSED DURANT WAY, AND PROPOSED UNION PARK ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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.

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

15) ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN AND TRAVIS COUNTY.

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

17) PRIOR TO CONSTRUCTION ON LOTS 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

18) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

19) FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.

20) 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.

21) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

22) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.

23) THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.

24) THIS PLAT IS SUBJECT TO THE PUD ORDINANCE NO. 20170302-014.

25) NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.

26) FISCAL SECURITY HAS BEEN POSTED WITH THE CITY FOR AUSTIN TRAIL CONSTRUCTION TO CONNECT TO EASTON PARK SUBDIVISION SECTION 2A.

27) A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

28) DRIVEWAYS IN SITE PLAN WILL ALIGN WITH MEDIAN BREAKS IN MCKINNEY FALLS PARKWAY.

29) THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD.

30) PARKLAND DEDICATION HAS BEEN SATISFIED IN ACCORDANCE WITH PUD NO. 20151217-080.

31) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), EASTON PARK SECTION 1B FINAL PLAT, SHALL APPLY TO THIS AMENDED PLAT.

32) PER THIS PLAT LAND USE IS RESTRICTED TO NON-RESIDENTIAL ONLY.

33) A FIFTEEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG ALL ROADS RIGHTS OF WAY EXCEPT WHERE IT WOULD OVERLAP EXISTING WASTEWATER, WATER, OR DRAINAGE EASEMENT. IN THESE AREA A FIFTEEN FOOT AERIAL ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED.

34) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSOR AND ASSIGNS, ASSUMES THE 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 THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

35) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 20, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# 2020178523 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/ WILLIAMSON COUNTY, TEXAS.

36) TIA AND PHASING AGREEMENT RECORDED IN DOCUMENT # 2020178523 WITH TRAVIS COUNTY.

THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S LIMITED PURPOSE JURISDICTION ON THIS THE _____ DAY OF _____, 20____ A.D.

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

DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN,
TEXAS, ON THE _____ DAY OF _____ 20____.

CHAIRPERSON

SECRETARY

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 THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE 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.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK 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 THE OFFICE OF THE COUNTY COURT, THIS THE _____ DAY OF _____, 20____, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M.,

AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., IN THE SAID COUNTY

IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS

BY: DEPUTY

EASTON PARK, SECTION 1B
AMENDED PLAT,
RESUBDIVISION OF LOT 1A & 2A
City of Austin,
Travis County, Texas

C8J-2018-0212.2A

512-669-5560	FIRM NO: F-15085	<p>4WARD Land Surveying A Limited Liability Company</p> <p>PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300</p>	Date: 4/22/2020 Project: 00728 Scale: 1" = 100' Reviewer: PRB Tech: RM Field Crew: SV/PP Survey Date: JUNE 2018 Sheet: 2 OF 2
<p>WGI WGI Inc. com</p> <p>2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702</p>			

EASTON PARK SECTION 1B AMENDED PLAT
RESUBDIVISION OF LOT 1A & 2A

