

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0105.2A**P.C. DATE:** November 10, 2020**SUBDIVISION NAME:** Easton Park Section 3A, Phase 2 Final Plat**AREA:** 24.522 acres**LOT(S):** 104**OWNER/APPLICANT:** Carma Easton , LLC
(Matthew McCafferty)**AGENT:** Carlson, Brigance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Moonbeam and Finial**GRIDS:** K12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Residential- Single Family; park and landscape/sidewalk easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Easton Park Section 3A, Phase 2 Final Plat. This is a final plat out of an approved preliminary plan. The plat is comprised of 104 lots on 24.522 acres, proposing 99 residential lots, 1 park lot and 4 other lots for landscape/sidewalk easement lots, and approximately 6,265 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland is in compliance with the PUD. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the final plat as it meets all applicable State, County and City of Austin LDC requirements.

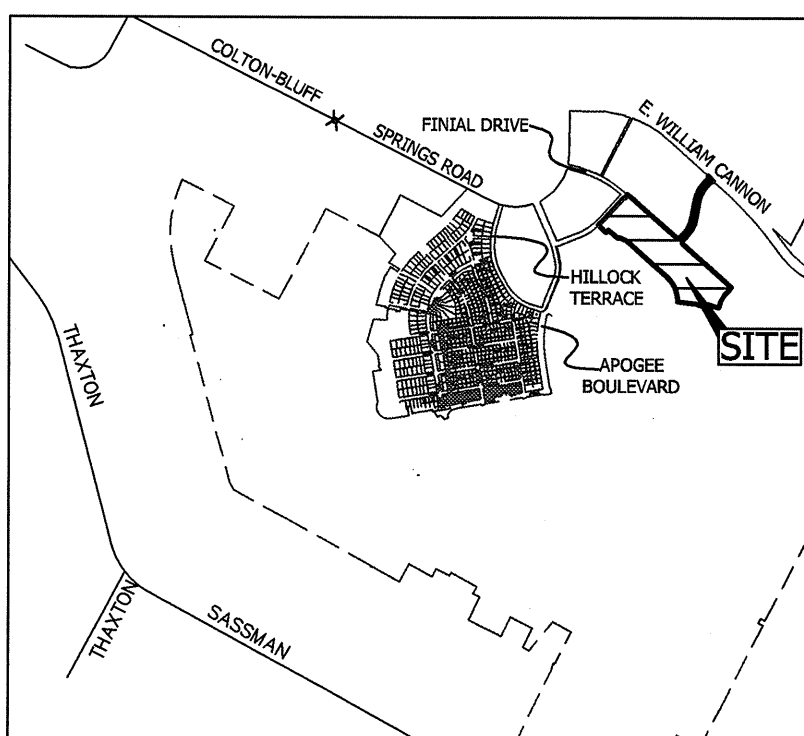
CASE MANAGER: Sue Welch, Travis County Single Office
Email address: Sue.Welch@traviscountytexas.gov

PHONE: 512-854-7637

EASTON PARK, SECTION 3A, PHASE 2

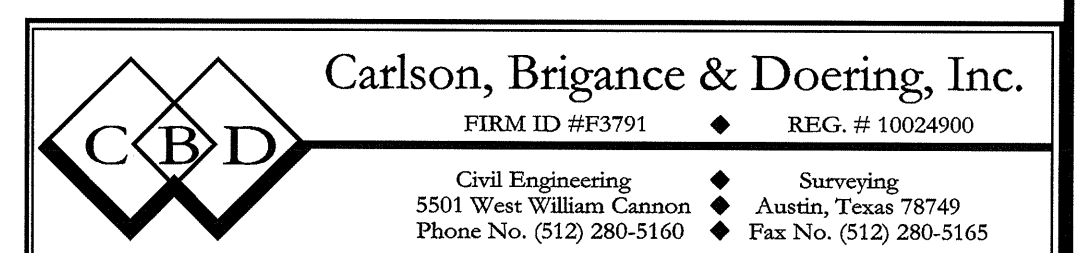
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



LOCATION MAP
NOT TO SCALE

CASE NO. C8J-2018-0105.2A
SHEET NO. 1 OF 5



EASTON PARK, SECTION 3A, PHASE 2

DATE: JULY 31, 2020

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

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

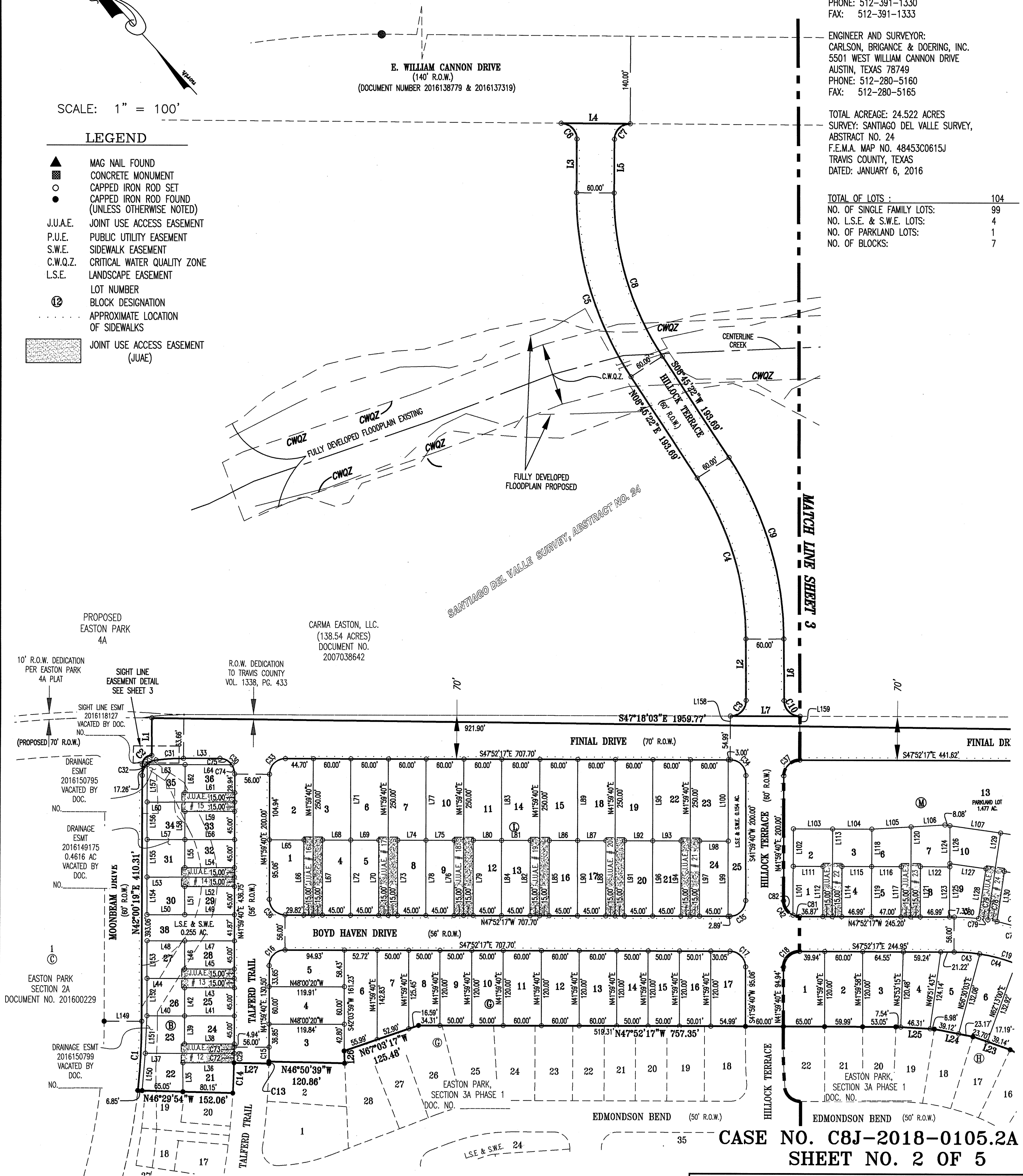
TOTAL ACREAGE: 24.522 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0615J
TRAVIS COUNTY, TEXAS
DATED: JANUARY 6, 2016

TOTAL OF LOTS :	104
NO. OF SINGLE FAMILY LOTS:	99
NO. L.S.E. & S.W.E. LOTS:	4
NO. OF PARKLAND LOTS:	1
NO. OF BLOCKS:	7

SCALE: 1" = 100'

LEGEND

- ▲ MAG NAIL FOUND
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- ⑫ LOT NUMBER
- ⑫ BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- Joint Use Access Easement (JUAE)



CASE NO. C8J-2018-0105.2A
SHEET NO. 2 OF 5

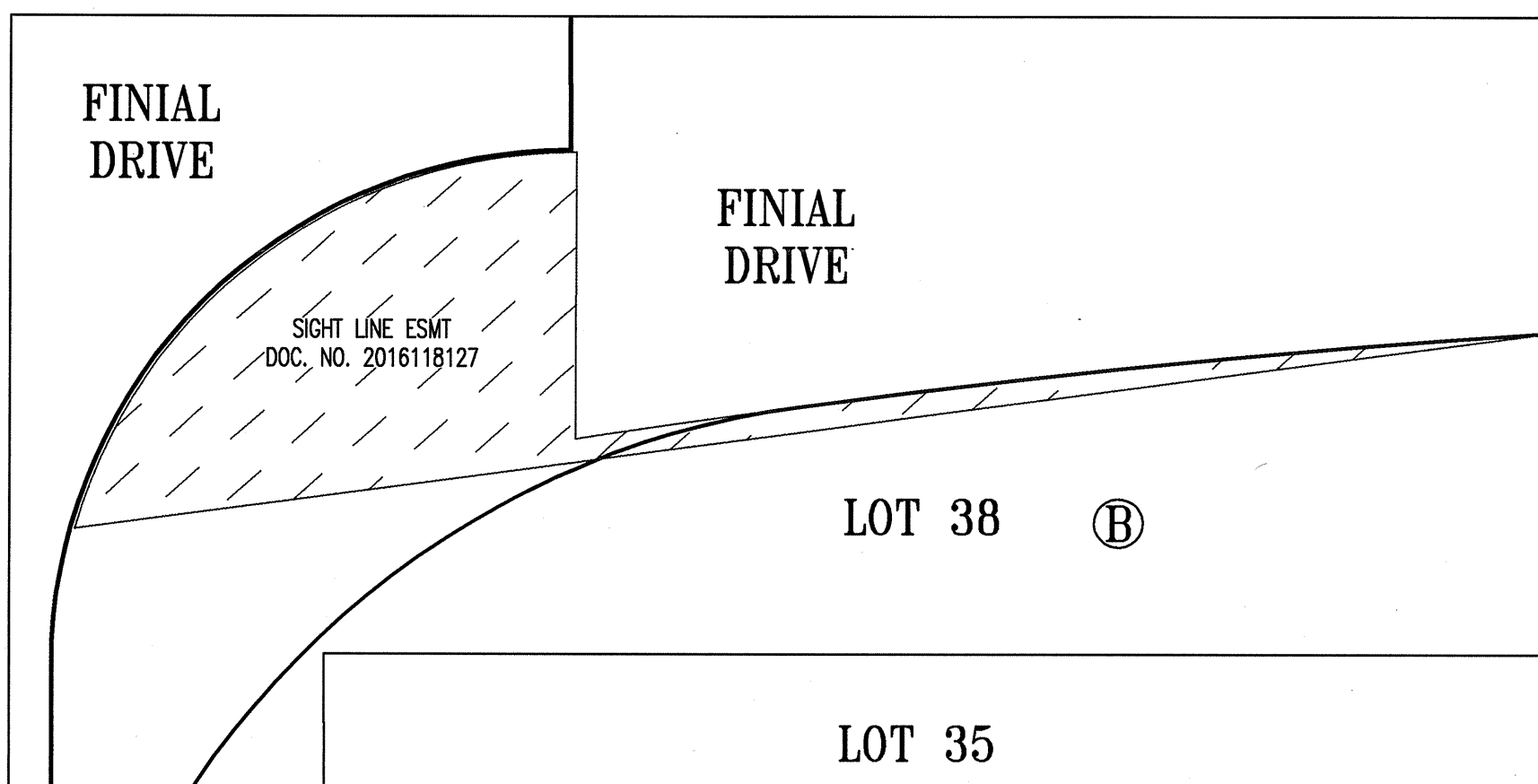
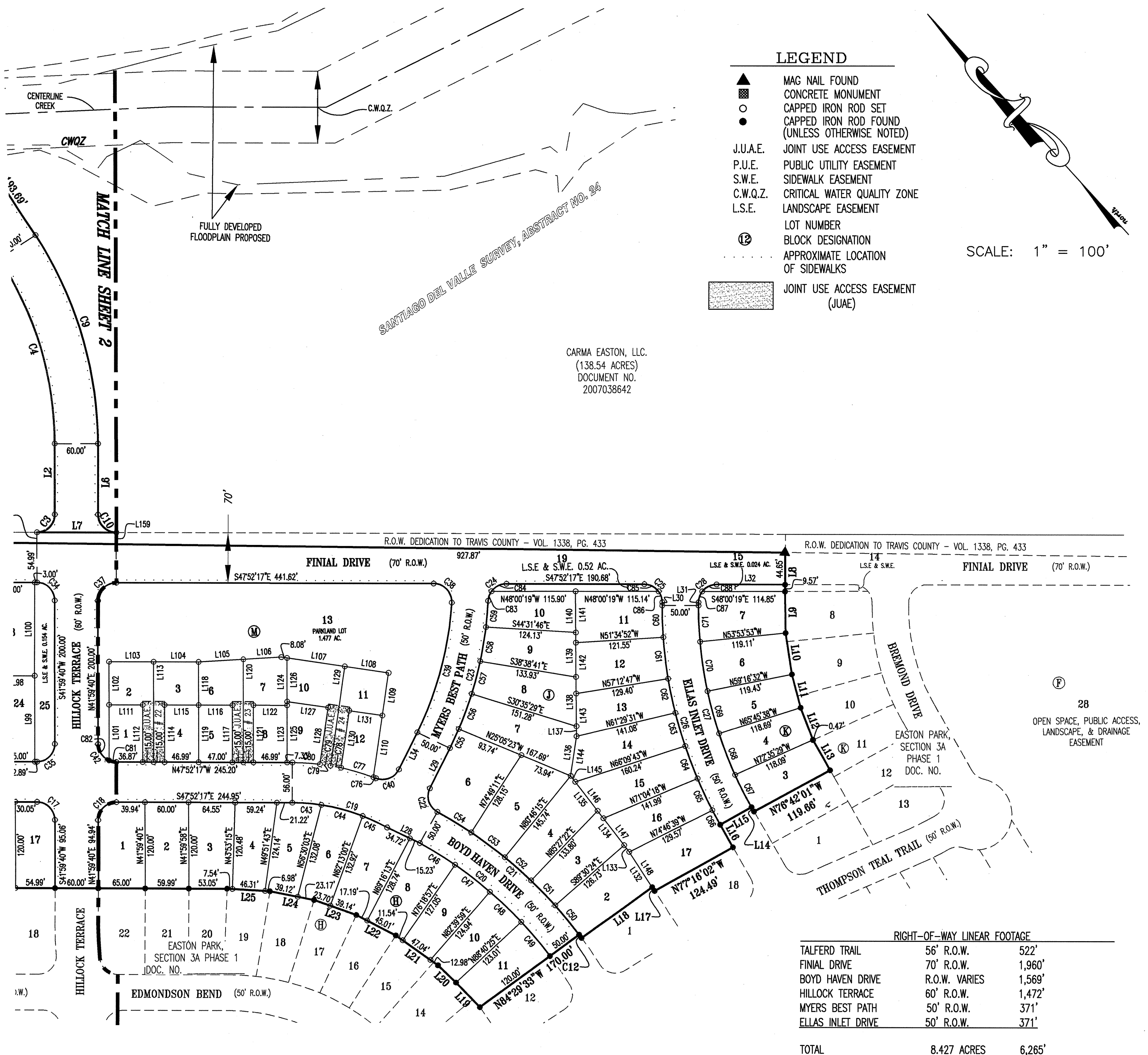
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 • REG. # 10024900

Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PATH-J:\AC3D\4989\SURVEY\PLAT - EASTON PARK, SECTION 3A-2.dwg

EASTON PARK, SECTION 3A, PHASE 2



SIGHT LINE EASEMENT DETAIL
SCALE 1"=5'
SEE DOC. NO. 2016118127
FOR DIMENSIONS OF EASEMENT

TBM 1:

N: 10029427.18

E: 3123005.56

MAG NAIL WITH SHINER FOUND IN CONCRETE IN THE SOUTHWEST RIGHT OF WAY LINE OF COLTON BLUFF ROAD, +\- 3600 FEET SOUTHEAST OF THE INTERSECTION OF MCKINNEY FALLS PARKWAY AND COLTON BLUFF ROAD, SAME BEING N18°48'00"W, A DISTANCE OF 1099.5 FEET FROM THE CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF EASTON PARK, SECTION 2B, PHASE 2. (NAD 83) (NAVD88)

ELEVATION = 602.61'

CASE NO. C8J-2018-0105.2A
SHEET NO. 3 OF 5

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

EASTON PARK, SECTION 3A, PHASE 2

Line Table		
Line #	Length	Direction
L1	59.58	N41°53'47"E
L2	98.44	N41°59'41"E
L3	85.89	N42°24'49"E
L4	110.00	S47°34'37"E
L5	85.87	S42°24'49"W
L6	98.70	S41°59'40"W
L7	110.00	N47°52'16"W
L8	54.23	S42°07'43"W
L9	57.93	S41°17'19"W
L10	58.18	S33°11'46"W
L11	47.84	S27°43'13"W
L12	47.83	N21°32'54"E
L13	48.25	S12°56'27"W
L14	6.91	N12°43'58"E
L15	50.00	N77°16'02"W
L16	36.20	S12°43'58"W
L17	6.27	N08°43'33"E
L18	120.59	N83°55'04"W
L19	47.42	N01°33'07"W
L20	34.54	N03°55'53"W
L21	71.56	N12°29'51"W
L22	62.20	N20°38'55"W
L23	62.83	N28°42'17"W
L24	62.29	N36°45'58"W
L25	60.84	N44°39'48"W
L26	19.58	S39°33'07"W
L27	56.00	N46°46'49"W

Line Table		
Line #	Length	Direction
L28	49.96	S22°13'32"E
L29	62.40	S88°06'58"W
L30	4.61	S41°59'40"W
L31	4.38	N41°59'40"E
L32	94.96	S47°52'17"E
L33	57.38	S47°52'17"E
L34	57.58	N68°06'58"E
L35	46.24	S41°54'20"W
L36	82.23	N48°00'20"W
L37	142.48	N48°00'20"W
L38	80.00	S48°00'20"E
L39	45.00	S41°59'40"W
L40	60.06	S48°00'20"E
L41	80.00	S48°00'20"E
L42	45.00	S41°59'40"W
L43	80.00	N48°00'20"W
L44	140.02	N48°00'20"W
L45	80.00	S48°00'20"E
L46	45.00	S41°59'40"W
L47	80.00	N48°00'20"W
L48	60.03	N48°00'20"W
L49	80.00	N48°00'20"W
L50	60.36	N48°00'20"W
L51	45.00	S41°59'40"W
L52	80.00	N48°00'20"W
L53	140.37	N48°00'20"W
L54	80.00	S48°00'20"E

Line Table		
Line #	Length	Direction
L55	45.00	S41°59'40"W
L56	80.00	N48°00'20"W
L57	60.38	N48°00'20"W
L58	45.00	N41°59'40"E
L59	80.00	N48°00'20"W
L60	140.38	N48°00'20"W
L61	80.00	S48°00'20"E
L62	45.00	N41°59'40"E
L63	60.39	S47°52'23"E
L64	75.08	S47°52'23"E
L65	54.76	S47°52'17"W
L66	120.00	S41°59'40"W
L67	120.00	S41°59'40"W
L68	45.00	S47°52'17"E
L69	45.00	S47°52'17"E
L70	120.00	S41°59'40"W
L71	130.00	S41°59'40"W
L72	120.00	S41°59'40"W
L73	120.00	S41°59'40"W
L74	45.00	S47°52'17"E
L75	45.00	S47°52'17"E
L76	120.00	S41°59'40"W
L77	130.00	S41°59'40"W
L78	120.00	S41°59'40"W
L79	120.00	S41°59'40"W
L80	45.00	S47°52'17"E
L81	45.00	S47°52'17"E

Line Table		
Line #	Length	Direction
L82	120.00	S41°59'40"W
L83	130.00	S41°59'40"W
L84	120.00	S41°59'40"W
L85	120.00	S41°59'40"W
L86	45.00	S47°52'17"E
L87	45.00	S47°52'17"E
L88	120.00	S41°59'40"W
L89	130.00	S41°59'40"W
L90	120.00	S41°59'40"W
L91	120.00	S41°59'40"W
L92	45.00	S47°52'17"E
L93	45.00	S47°52'17"E
L94	120.00	S41°59'40"W
L95	130.00	S41°59'40"W
L96	120.00	S41°59'40"W
L97	120.00	S41°59'40"W
L98	45.00	N47°52'17"W
L99	120.00	N41°59'40"E
L100	130.00	N41°59'40"E
L101	77.86	N42°07'43"E
L102	60.00	N42°07'43"E
L103	62.00	S47°52'17"E
L104	62.00	S47°52'17"E
L105	62.11	S51°20'22"E
L106	54.10	S51°20'22"E
L107	80.99	S39°40'48"E
L108	62.00	S39°40'48"E

Line Table		
Line #	Length	Direction
L109	60.00	S50°18'59"W
L110	87.18	S50°18'59"W
L111	47.00	N47°52'17"W
L112	80.00	S42°07'43"W
L113	140.00	S42°07'43"W
L114	80.00	S42°07'26"W
L115	47.00	N47°52'17"W
L116	47.00	N47°52'17"W
L117	80.00	S42°07'25"W
L118	60.00	S42°07'43"W
L119	80.00	S42°07'43"W
L120	143.76	S42°07'43"W
L121	80.00	S42°07'25"W
L122	47.00	N47°52'17"W
L123	80.00	S42°07'43"W
L124	65.88	S42°07'43"W
L125	85.25	S42°07'43"W
L126	60.63	N42°07'43"E
L127	57.36	N39°41'01"W
L128	80.11	S50°18'59"W
L129	140.06	N50°18'59"E
L130	80.68	S50°18'59"W
L131	47.00	N39°41'01"W
L132	58.61	N08°43'33"E
L133	11.76	S04°52'36"W
L134	60.13	S04°52'36"W
L135	61.06	N04°52'36"E

Line Table		
Line #	Length	Direction
L136	55.81	N50°10'51"E
L137	14.03	N41°41'21"E
L138	68.79	N41°41'21"E
L139	61.81	N41°41'21"E
L140	57.39	N41°41'21"E
L141	71.56	S41°41'21"W
L142	70.75	S41°41'21"W
L143	59.71	S41°41'21"W
L144	55.81	S50°10'51"W
L145	10.35	S04°52'36"W
L146	63.83	S04°52'36"W
L147	58.78	S04°52'36"W
L148	64.88	S08°43'33"W
L149	60.00	N47°59'42"W
L150	59.74	S46°44'52"W
L151	60.05	N44°20'52"E
L152	60.00	N42°01'40"E
L153	60.00	N41°59'20"E
L154	60.00	N41°59'05"E
L155	60.00	N41°59'20"E
L156	60.00	N41°59'20"E
L157	60.14	N41°59'15"E
L158	15.01	N42°41'57"E
L159	16.11	N42°41'57"E

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C1	110.91	1035.00	N45°04'29"E	110.86	55.51 6°08'23"
C2	23.56	15.00	N87°00'18"E	21.21	15.00 89°58'58"
C3	39.33	25.00	N87°03'41"E	35.40	25.06 90°08'03"
C4	272.66	470.00	N25°22'31"E	268.85	140.29 33°14'19"
C5	311.34	530.00	N25°35'06"E	306.88	160.31 33°39'28"
C6	39.27	25.00	N02°34'54"W	35.35	25.00 89°59'26"
C7	39.27	25.00	S87°25'06"W	35.36	25.00 90°00'34"
C8	276.10	470.00	S25°35'06"W	272.14	142.16 33°39'28"
C9	307.46	530.00	S25°22'31"W	303.17	158.19 33°14'19"
C10	39.21	25.00	S02°56'19"E	35.31	24.94 89°51'57"
C12	5.57	625.00	N05°26'27"E	5.57	2.79 0°30'40"
C13	3.19	1228.00	S43°08'43"W	3.19	1.60 0°08'56"
C14	48.40	1172.00	S44°24'10"W	48.39	24.20 2°21'58"
C15	23.07	1228.00	N42°31'57"E	23.07	11.54 1°04'35"
C16	39.33	25.00	S87°03'41"W	35.40	25.06 90°08'03"
C17	39.21	25.00	N02°56'19"W	35.31	24.94 89°51'57"
C18	39.33	25.00	S87°03'41"W	35.40	25.06 90°08'03"
C19	138.09	272.00	N33°19'38"W	136.61	70.57 29°05'18"
C20	240.26	575.00	N06°48'46"W	238.51	121.91 23°56'25"
C21	261.45	625.00	N06°47'56"W	259.55	132.67 23°58'06"
C22	37.92	25.00	S24°40'00"W	34.39	23.68 86°53'57"
C23	213.58	525.00	N56°27'41"E	212.11	108.29 23°18'33"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C24	38.10	25.00	S88°28'04"W	34.52	23.86 87°19'18"
C25	39.20	25.00	N02°55'11"W	35.30	24.93 89°49'42"
C26	319.20	625.00	S27°21'49"W	315.74	163.16 29°15'42"
C27	293.66	575.00	S27°21'49"W	290.48	150.11 29°15'42"
C28	39.33	25.00	S87°03'41"W	35.40	25.06 90°08'03"
C29	25.06	1172.00	N42°36'25"E	25.06	12.53 1°13'31"
C30	39.21	25.00	N02°56'19"W	35.31	24.94 89°51'57"
C31	44.47	325.00	N51°35'19"W	44.43	22.27 7°50'21"
C32	35.87	25.00	S83°06'38"W	32.87	21.81 82°12'34"
C33	39.33	25.00	S87°03'41"W	35.40	25.06 90°08'03"
C34	39.21	25.00	N02°56'19"W	35.31	24.94 89°51'57"
C35	39.33	25.00	N87°03'41"E	35.40	25.06 90°08'03"
C36	39.21	25.00	S02°56'19"E	35.31	24.94 89°51'57"
C37	39.33	25.00	S87°03'41"W	35.40	25.06 90°08'03"
C38	40.70	25.00	N01°14'04"W	36.35	26.47 93°16'27"
C39	188.30	475.00	N56°45'34"E	187.07	95.40 22°42'49"
C40	37.05	25.00	S69°25'30"E	33.75	22.88 84°55'04"
C42	39.21	25.00	S02°56'19"E	35.31	24.94 89°51'57"
C43	40.37	272.00	N43°37'11"W	40.33	20.22 8°30'12"
C44	60.11	272.00	N33°02'14"W	59.99	30.18 12°39'43"
C45	37.61	272.00	N22°44'41"W	37.58	18.84 7°55'23"
C46	57.01	575.00	N15°56'34"W	56.98	28.53 5°40'49"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C47	61.00	575.00	N10°03'49"W	60.97	30.53 6°04'42"
C48	60.41	575.00	N04°00'53"W	60.38	30.23 6°01'10"
C49	61.84	575.00	N02°04'34"E	61.81	30.95 6°09'44"
C50	52.49	625.00	N02°46'46"E	52.47	26.26 4°48'43"
C51	48.26	625.00	N01°50'18"W	48.25	24.14 4°25'26"
C52	48.37	625.00	N06°16'03"W	48.36	24.20 4°26'03"
C53	57.89	625.00	N11°08'18"W	57.87	28.97 5°18'26"
C54	54.45	625.00	N16°17'15"W	54.43	27.24 4°59'28"
C55	29.37	525.00	N66°30'48"E	29.37	14.69 3°12'21"
C56	52.45	525.00	N62°02'54"E	52.43	26.25 5°43'27"
C57	46.83	525.00	N56°37'50"E	46.82	23.43 5°06'41"
C58	48.22	525.00	N51°26'38"E	48.20	24.13 5°15'44"
C59	36.71	525.00	N46°48'35"E	36.70	18.36 4°00'21"
C60	44.43	625.00	S39°57'28"W	44.43	22.23 4°04'25"
C61	58.04	625.00	S35°15'38"W	58.02	29.04 5°19'15"
C62	48.52	625.00	S30°22'34"W	48.51	24.27 4°26'54"
C63	48.36	625.00	S25°56'07"W	48.35	24.19 4°25'59"
C64	48.26	625.00	S21°30'24"W	48.25	24.14 4°25'27"
C65	48.68	625.00	S17°03'47"W	48.67	24.35 4°27'46"
C66	22.90	625.00	S13°46'56"W	22.90	11.45 2°05'57"
C67	50.30	575.00	S15°14'20"W	50.29	25.17 5°00'45"
C68	61.96	575.00	S20°49'57"W	61.93	31.01 6°10'28"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C69	61.34	575.00	S26°58'33"W	61.31	30.70	6°06'45"
C70	69.41	575.00	S33°29'26"W	69.37	34.75	6°55'00"
C71	50.64	575.00	S39°28'18"W	50.62	25.33	5°02'45"
C72	15.00	1172.00	N42°51'11"E	15.00	7.50	0°44'00"
C73	10.06	1172.00	N42°14'25"E	10.06	5.03	0°29'31"
C74	15.95	25.00	N23°43'17"E	15.68	8.25	36°32'47"
C75	23.27	25.00	N21°12'42"W	22.43	12.55	53°19'11"
C76	4.05	328.00	N27°19'11"W	4.05	2.02	0°42'26"
C77	47.49	328.00	N31°49'16"W	47.45	23.79	8°17'43"
C78	15.01	328.00	N37°16'48"W	15.01	7.51	2°37'22"
C79	15.00	328.00	N39°54'06"W	15.00	7.50	2°37'14"
C80	38.12	328.00	N44°32'30"W	38.10	19.08	6°39'34"
C81	10.43	25.00	S35°55'16"E	10.35	5.29	23°54'03"
C82	28.78	25.00	S09°00'43"W	27.22	16.22	65°57'54"
C83	14.27	25.00	S61°09'36"W	14.08	7.34	32°42'22"
C84	23.83	25.00	N75°10'45"W	22.94	12.91	54°36'56"
C85	23.15	25.00	N21°18'42"W	22.33	12.48	53°02'41"
C86	16.05	25.00	N23°36'09"E	15.78	8.31	36°47'01"
C87	16.34	25.00	S60°43'21"W	16.05	8.48	37°27'22"
C88	22.99	25.00	N74°12'38"W	22.18	12.38	52°40'41"

EASTON PARK, SECTION 3A, PHASE 2

THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF AN 86.535 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 232.233 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2009003190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), A PORTION OF A CALLED 198.302 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2006244772, O.P.R.T.C.T., A PORTION OF A CALLED 67.339 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. DOCUMENT NO. 2007204509, O.P.R.T.C.T., AND A PORTION OF THAT CALLED 138.540 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2007038642, O.P.R.T.C.T..

DO HEREBY SUBDIVIDE 24.522 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"EASTON PARK, SECTION 3A PHASE 2"

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

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

THE STATE OF _____ :
COUNTY OF _____ :

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

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

NOTARY PUBLIC IN AND FOR THE _____ COUNTY,

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

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

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO 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, TRAVIS COUNTY, TEXAS, DATED JANUARY 16, 2016, COMMUNITY #481026.

CERTIFIED TO THIS THE 11 DAY OF August, 20____, A.D.

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



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

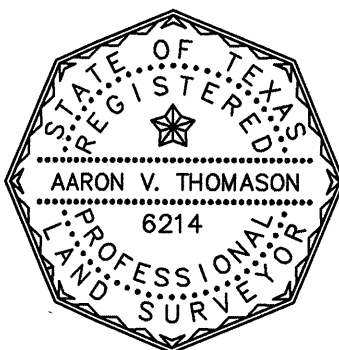
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

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

CERTIFIED TO THIS THE 11 DAY OF August, 2020, A.D.

AARON V. THOMASON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6214 - STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160



COMMISSIONERS COURT RESOLUTION

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

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

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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

CHAIRPERSON

SECRETARY

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

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

PLAT NOTES

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
3. WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURES, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
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 SYSTEM.
7. 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.
8. THE UTILITY PROVIDERS OF THIS SUBDIVISION ARE AS FOLLOWS:
ELECTRIC SERVICE - BLUEBONNET ELECTRIC COOPERATIVE, INC.
WATER AND WASTEWATER - CITY OF AUSTIN
GAS - TEXAS GAS
9. 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.
10. 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.
11. PROPERTY OWNER AND/OR HIS/HER ASSIGNEES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

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

14. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY, CITY OF AUSTIN, AND PUD STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TALFERD TRAIL, FINAL DRIVE, BOYD HAVEN DRIVE, HILLOCK TERRACE, ELIAS INLET DRIVE, AND MYERS BEST PATH. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30-3-191.

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

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

17. THE OWNER OR ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENTS OF TAXES FOR LOT 38, BLOCK B, LOT 19, BLOCK J, LOT 15, BLOCK K, LOT 25, BLOCK L, LOT 13, BLOCK M. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES.

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

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

20. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. _____, O.P.R.T.C.TX.

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

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

25. PARKLAND DEDICATION FOR 99 RESIDENTIAL UNITS IS SATISFIED PER ORDINANCE No. 20151217-080 BY THE DEDICATION OF LAND. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PLAT AS LOT 13, BLOCK M.

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

25. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL AMOUNTS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

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

27. THE COVENANT CONDITIONS AND RESTRICTIONS FOR THE EASTON PARK PROPERTY ARE RECORDED IN DOCUMENT NO. 2015030792, AND AMENDED IN DOC. NO.'S 2015192016 AND 2016027307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

28. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE EASTON PARK SECTION 3A PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

29. THE DRIVEWAYS ALONG TALFERD TRAIL, ELIA LEE LANE, & BOYD HAVEN DRIVE WILL BE CLUSTERED AS APPROVED PER AFD TO FACILITATE AFD OPERATIONAL AREA. THE APPROVED LOCATIONS WILL BE SCHEMATICALLY SHOWN ON THE CONSTRUCTION PLANS, CITY FILE #C8J-2018-0105.2B

30. RESIDENTIAL USE OF ANY KIND IS PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

31. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

32. THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION OR THE PILOT KNOB MUNICIPAL DISTRICT NO. 2 IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

33. ALL LOTS WITH DOUBLE FRONTAGE TO STREETS SHALL ONLY HAVE ACCESS TO THE SUBDIVISION STREET FRONTAGE. THERE SHALL BE NO ACCESS TO FINAL DRIVE FROM SINGLE FAMILY LOTS WHICH INCLUDE LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, & 23, BLOCK L.

34. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

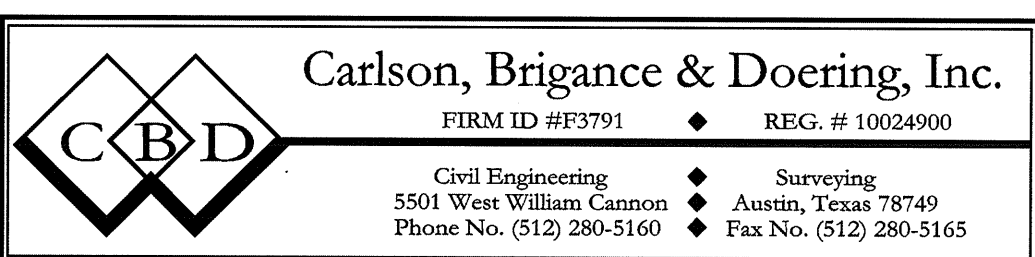
35. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAS). THIS IS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAS ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY 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.

36. 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.

37. THAT THIS PLAT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS AND PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT # _____.

38. THAT THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANT/DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT # 2020132293 FOR THE 4A SHARED POND.

CASE NO. C8J-2018-0105.2A
SHEET NO. 5 OF 5



PATH-J:\AC3D\4989\SURVEY\PLAT - EASTON PARK, SECTION 3A-2.dwg



B-9

Property Profile

Easton Park 3A Ph 2 Final Plat

C8J-2018-0105.2A

7 of 7

Legend

Jurisdiction

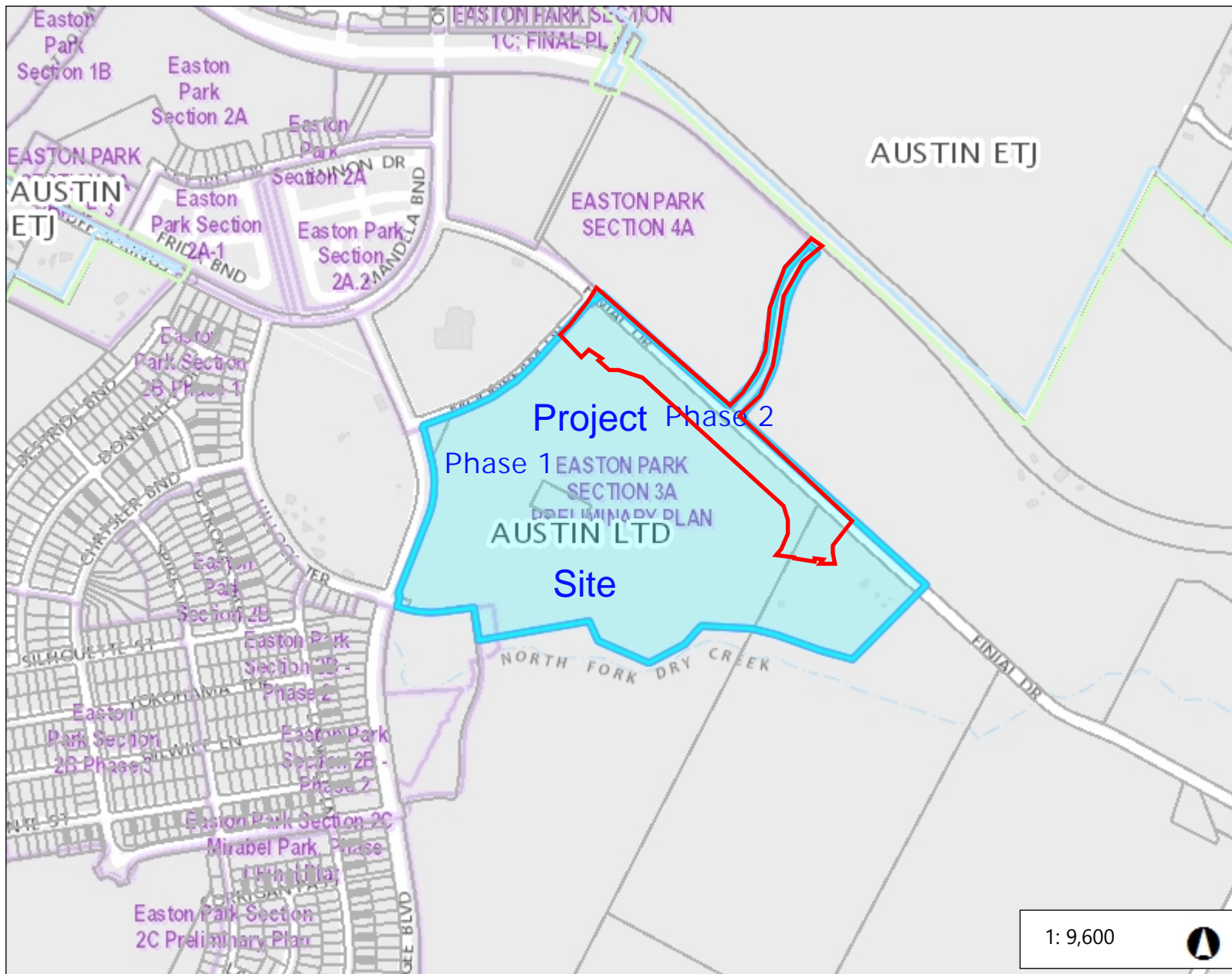
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

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: 9,600



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

5-13-20

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.

Easton Park 3A
Phase 2 Final Plat
C8J-2018-0105.2A