

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0148.1A**P.C. DATE:** October 12, 2021**SUBDIVISION NAME:** Prospect Park Phase 1 Final Plat**AREA:** 228.857 acres**LOT(S):** 797**OWNER/APPLICANT:** Carma Easton, LLC
(AJ Zorn)**AGENT:** Carlson, Brigrance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Apogee and Ausblick**GRIDS:** K12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**DISTRICT:** 2**PROPOSED LAND USE:** Residential- Single Family; greenbelt, landscape/ drainage 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 Prospect Park Phase 1 Final Plat. The plan is comprised of 797 lots on 228.857 acres, proposing 775 residential lots, 17 greenbelt/park lots and 5 other lots for landscape/drainage easement, and approximately 37,276 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 dedication is in compliance with the PUD requirements. Water and wastewater will be provided by the City of Austin.

This plat is subject to HB3167. Staff recommends approval of the plan, subject to the conditions listed in the attached comment report (Exhibit C). After the conditions are met, the plan will comply with the City of Austin Land Development Code, Chapter 30-2-84(B). Some of the conditions include updating/correcting plat notes, verifying and updating overall PUD park acreage, verification of street table, and correcting a street name. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission/Court again. The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the October 12, 2021 meeting.

STAFF RECOMMENDATION:

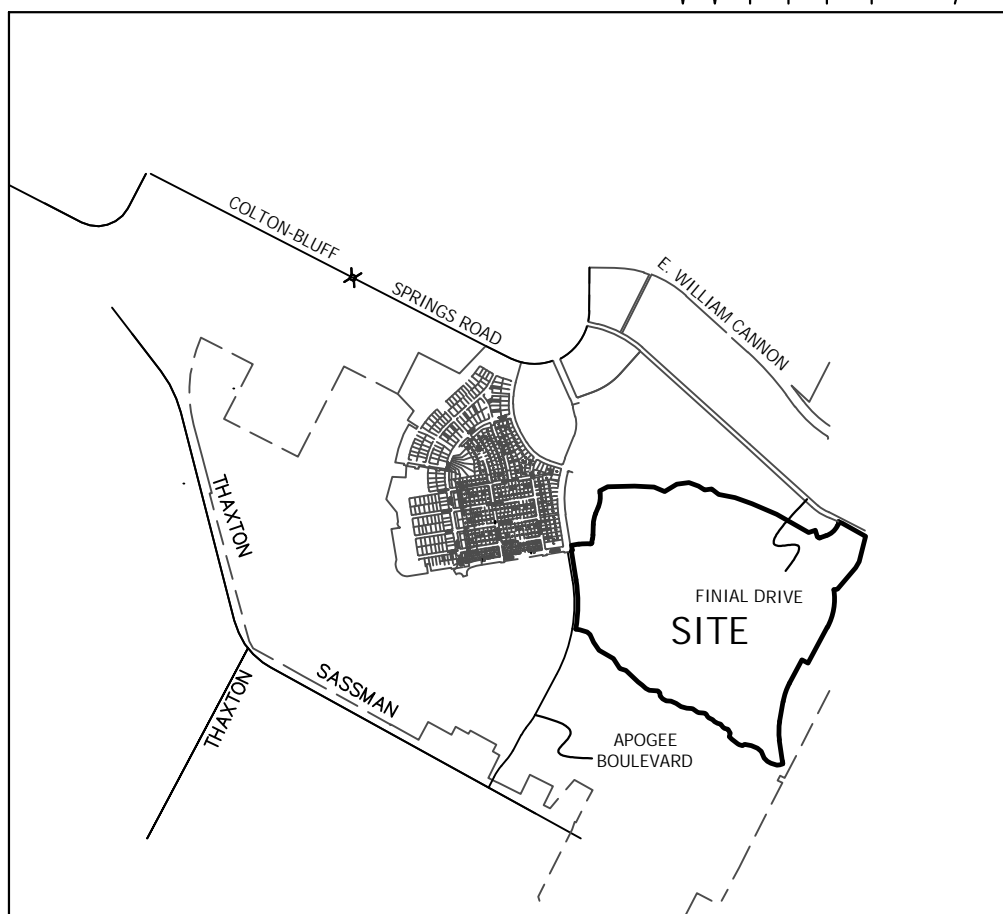
Staff recommends approval of the plan, subject to the conditions listed in the attached comment report dated October 5, 2021, and attached as Exhibit C.

CASE MANAGER: Sue Welch, Travis County Single Office**PHONE:** 512-854-7637Email address: Sue.Welch@traviscountytx.gov**EXHIBITS:** A: Location Map; B: Proposed Plat; C: Prospect Park Ph 1 Final Plat Comment Report dated October 6, 2021

PROSPECT PARK, PHASE 1

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.



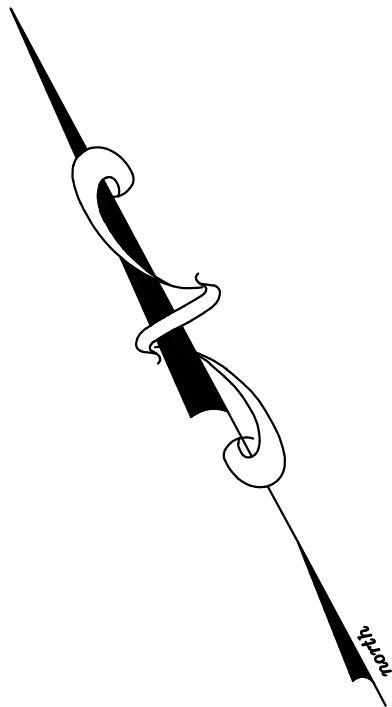
CASE NO. C8J-2020-0148.1A

SHEET NO. 1 OF 14



J: \AC3D\5207\Survey\PLAT - PROSPECT PARK PHASE 1

PROSPECT PARK, PHASE 1



SCALE: 1" = 300'

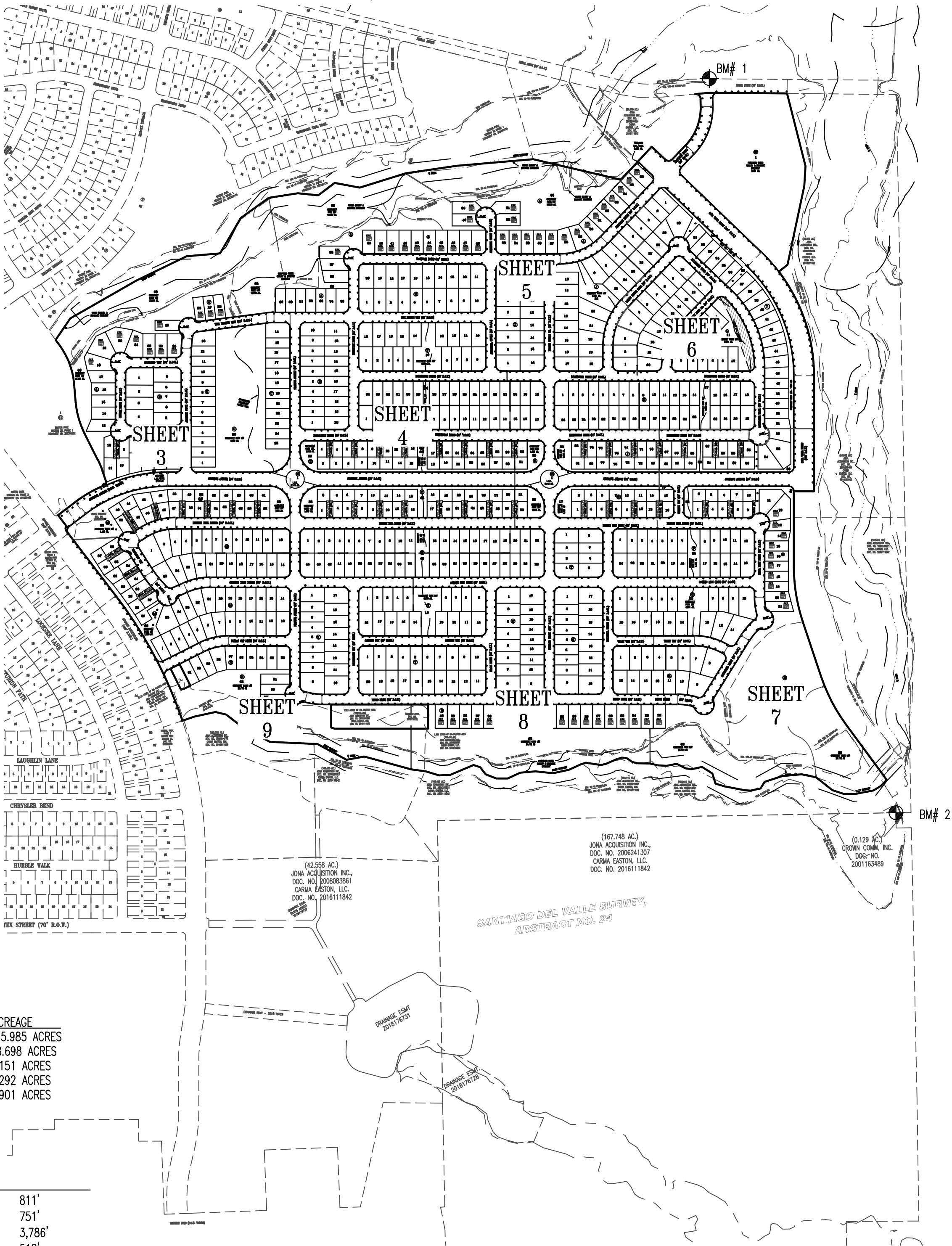
DATE: OCTOBER 1, 2021
OWNER:
CARMA EASTON, LLC.
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758
PHONE: 512-391-1330
FAX: 512-391-1333

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: 230.315 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0614K
TRAVIS COUNTY, TEXAS
DATED: JANUARY 22, 2020

TOTAL OF LOTS :	797	ACREAGE
NO. OF SINGLE FAMILY LOTS:	775	115.985 ACRES
NO. OF GREENBELT AND PARK LOTS:	17	58.698 ACRES
NO. LSE AND SWE LOTS:	2	0.151 ACRES
NO. LSE LOTS:	2	0.292 ACRES
NO. DE LOTS:	1	7.901 ACRES
NO. OF BLOCKS:	30	

RIGHT-OF-WAY LINEAR FOOTAGE		
AMBERGILL COURT	50' R.O.W.	811'
ARACARI COVE	50' R.O.W.	751'
AUSBLICK AVENUE	R.O.W. VARIES	3,786'
BANDSHELL DRIVE	50' R.O.W.	518'
BINNEWATER WAY	50' R.O.W.	580'
BOATHOUSE DRIVE	50' R.O.W.	2,010'
BREEZEHILL DRIVE	56' R.O.W.	3,149'
CALVERT WAY	50' R.O.W.	680'
COTA VISTA DRIVE	100' R.O.W.	1,969'
DINGO DRIVE	50' R.O.W.	2,031'
ENDALE ARCH DRIVE	50' R.O.W.	536'
FALLKILL DRIVE	50' R.O.W.	871'
FLATBUSH DRIVE	50' R.O.W./60' R.O.W.	2,219'
GOLDEN LION DRIVE	50' R.O.W.	2,947'
HAMADRYAS DRIVE	56' R.O.W.	2,301'
LEFRAK DRIVE	50' R.O.W.	342'
LULLWATER TRAIL	50' R.O.W.	1,080'
MARMASET WAY	56' R.O.W.	330'
NILGAI DRIVE	50' R.O.W.	580'
OLMSTEAD WAY	50' R.O.W.	326'
PALLAS CAT DRIVE	50' R.O.W.	748'
PARISTYLE DRIVE	50' R.O.W.	873'
PEAFOWL STREET	50' R.O.W.	1,867'
PEDAL BOAT DRIVE	50' R.O.W.	481'
PICNIC HOUSE PATH	50' R.O.W.	770'
THE RAVINE WAY	50' R.O.W.	1,499'
TURACO TRAIL	50' R.O.W.	2,182'
WIGGY WAY	50' R.O.W.	643'
WILLINK WAY	50' R.O.W.	215'
ZEBU PATH	56' R.O.W.	326'
TOTAL	47.288 ACRES	37,276'



BM 1:
1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FINIAL DRIVE, +/- 925' WEST OF THE INTERSESTION WITH FM 1625, HAVING GRID COORDINATES OF N = 10026975.56, E = 3128088.26, ELEVATION = 545.38'

BM 2:
1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF A CALLED 0.129 ACRE TRACT OF LAND CONVEYED TO CROWN COMM, INC. IN DOCUMENT NUMBER 2001163489, O.P.R.T.C.TX., HAVING GRID COORDINATES OF N = 10023334.29, E = 3127178.91, ELEVATION = 558.38'

SHEET NO. 2 OF 14



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

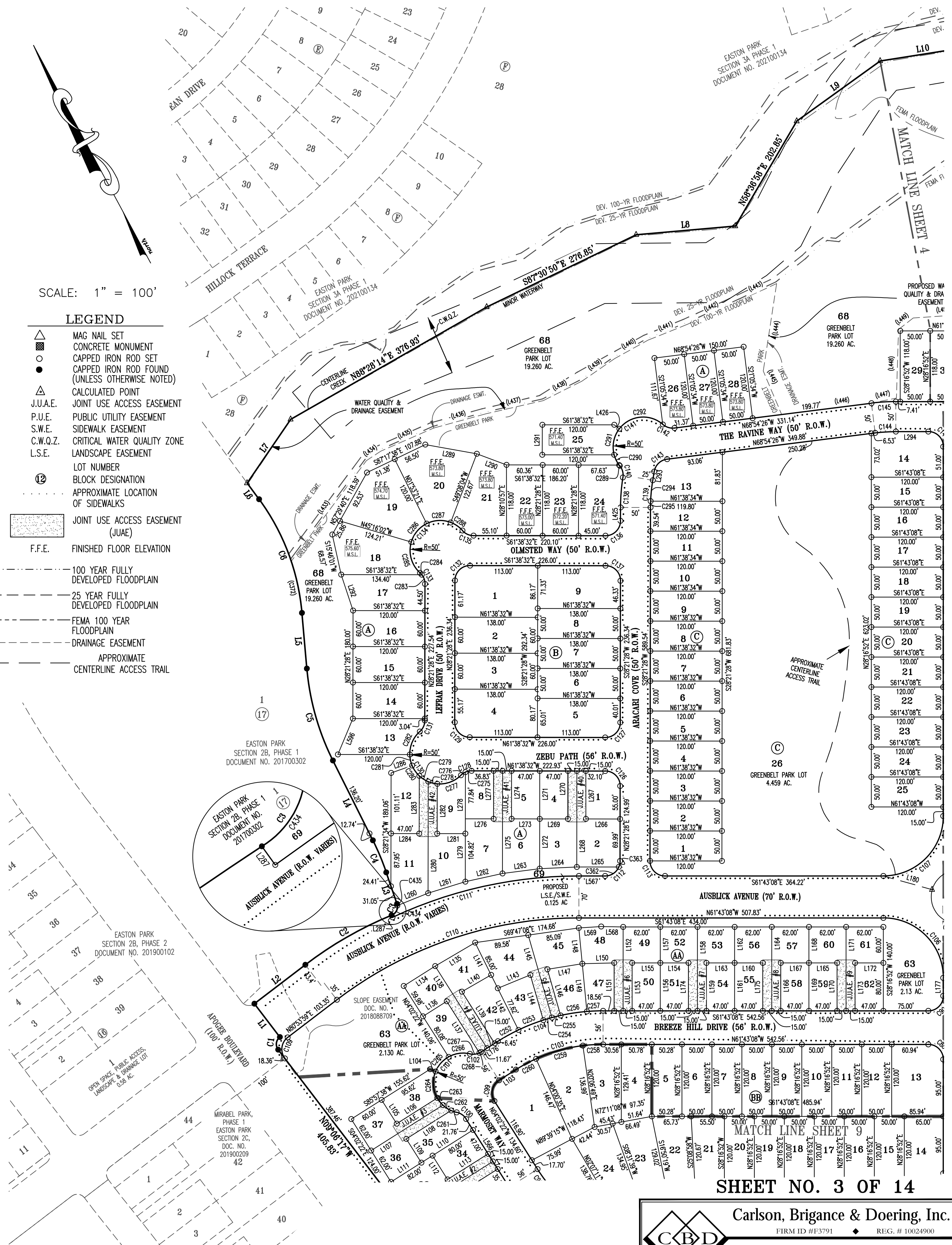
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

PROSPECT PARK, PHASE 1

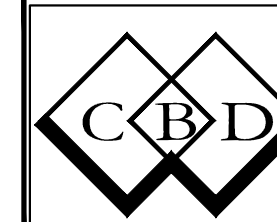
SCALE: 1" = 100'

LEGEND

- △ MAG NAIL SET
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- 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 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)
- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- 25 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT
- APPROXIMATE CENTERLINE ACCESS TRAIL



SHEET NO. 3 OF 14



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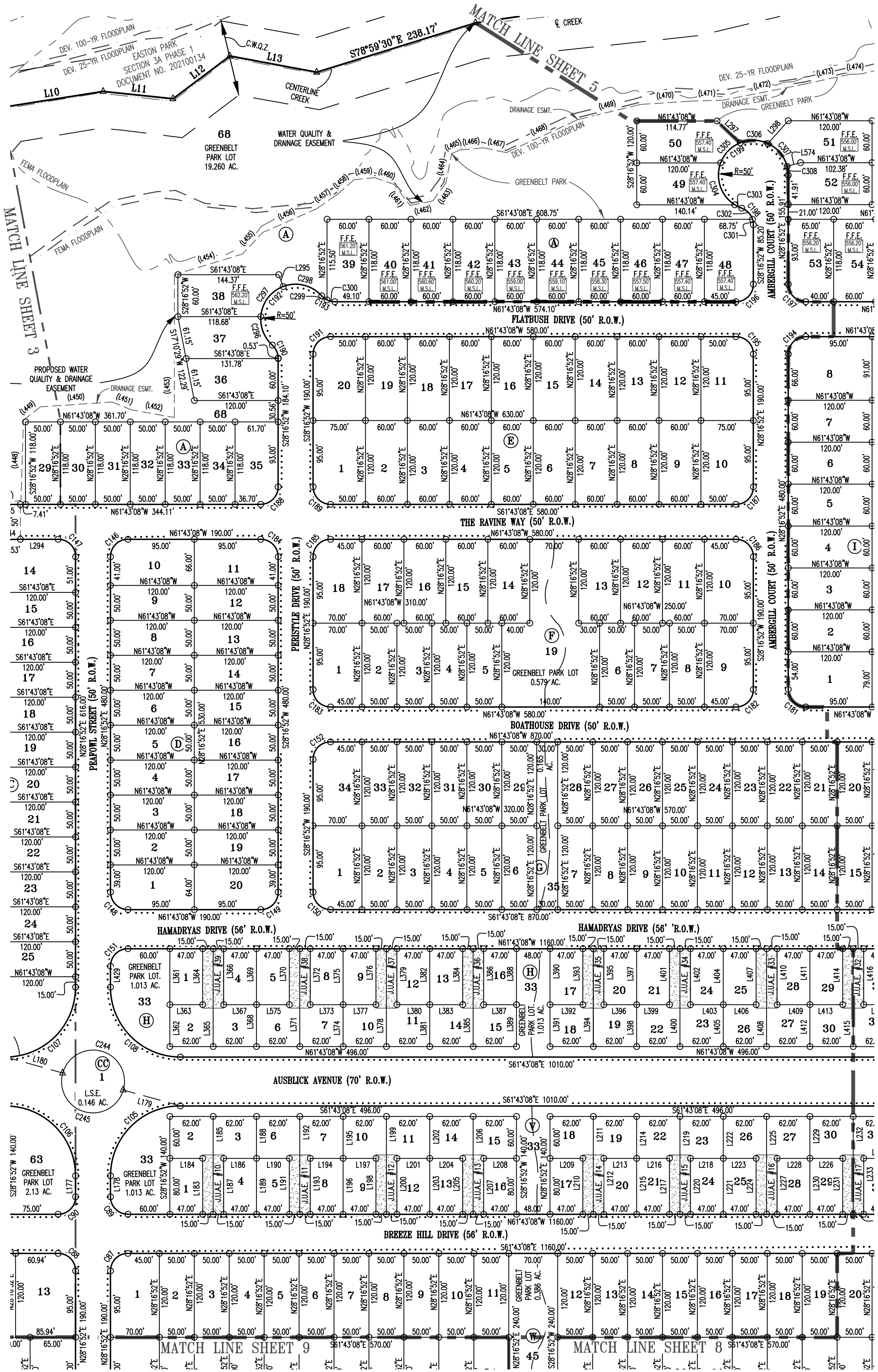
J:\AC3D\5207\Survey\PLAT - PROSPECT PARK PHASE 1

PROSPECT PARK, PHASE 1

SCALE: 1" = 100'

LEGEND

- △ MAG NAIL SET
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- 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 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (J.U.A.E.)
- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- 25 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT
- APPROXIMATE CENTERLINE ACCESS TRAIL



SHEET NO. 4 OF 14

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

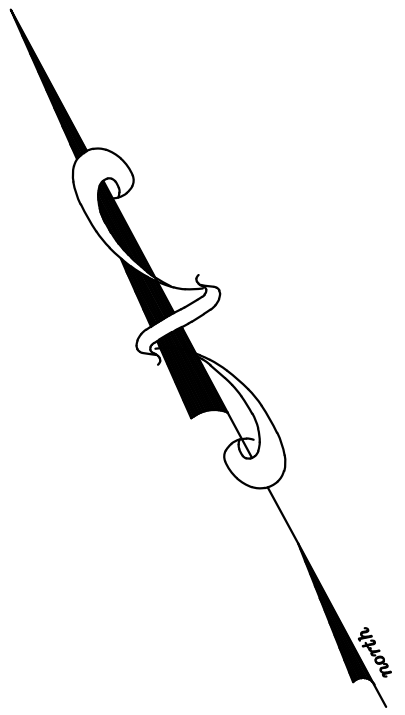
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165

CASE NO. C8J-2020-0148.1A

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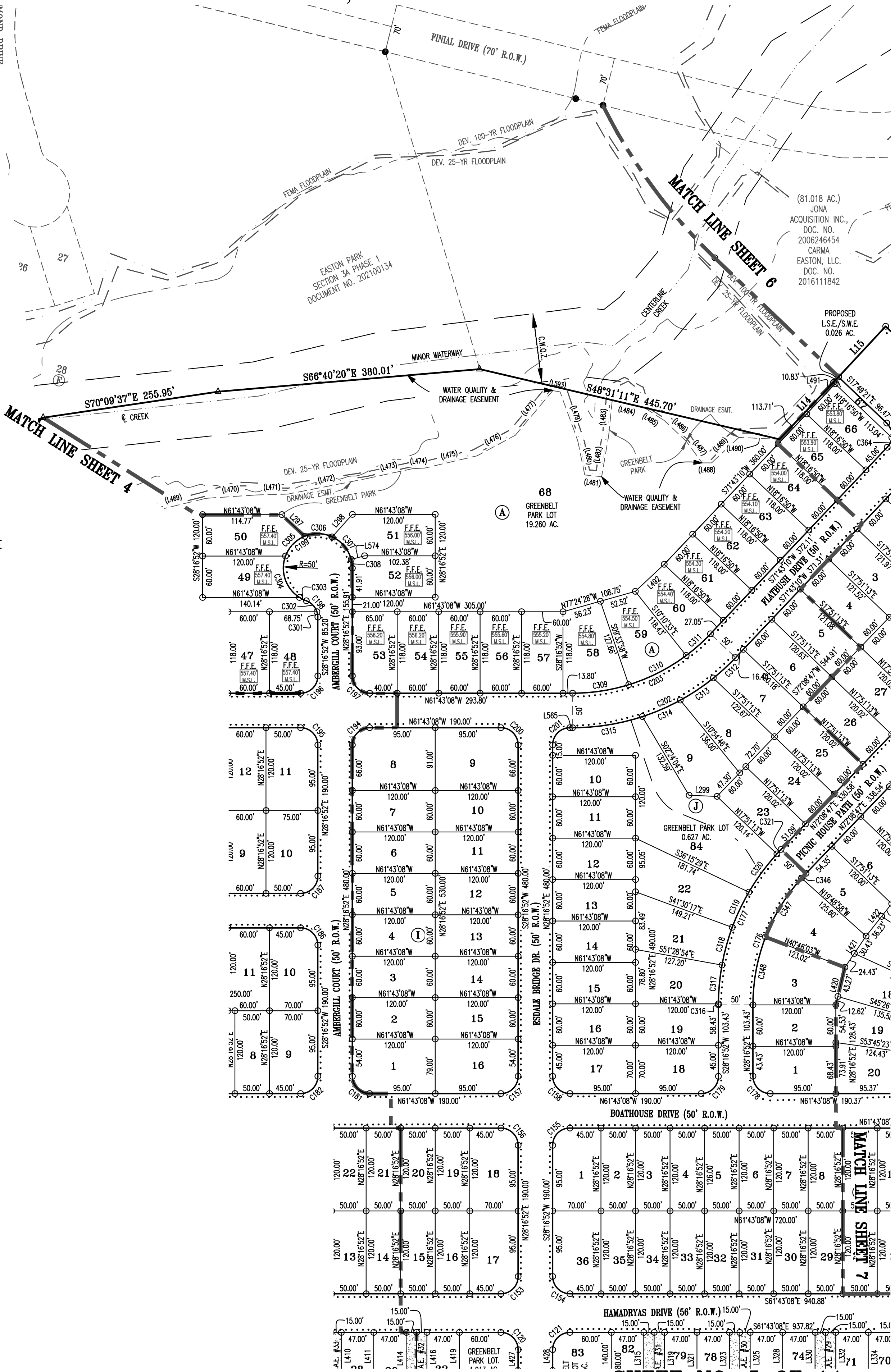
PROSPECT PARK, PHASE 1



SCALE: 1" = 100'

LEGEND

- △ MAG NAIL SET
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- 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
- 1 LOT NUMBER
- 12 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- [Hatched Box] JOINT USE ACCESS EASEMENT (JUAE)
- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- 25 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT
- APPROXIMATE CENTERLINE ACCESS TRAIL



SHEET NO. 5 OF 14



Carlson, Brigrance & Doering, Inc.

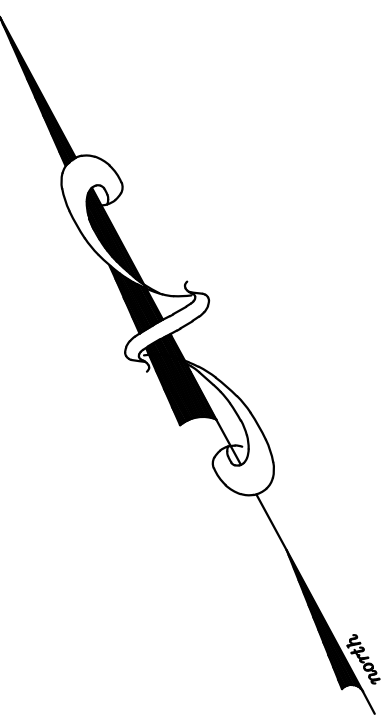
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Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

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

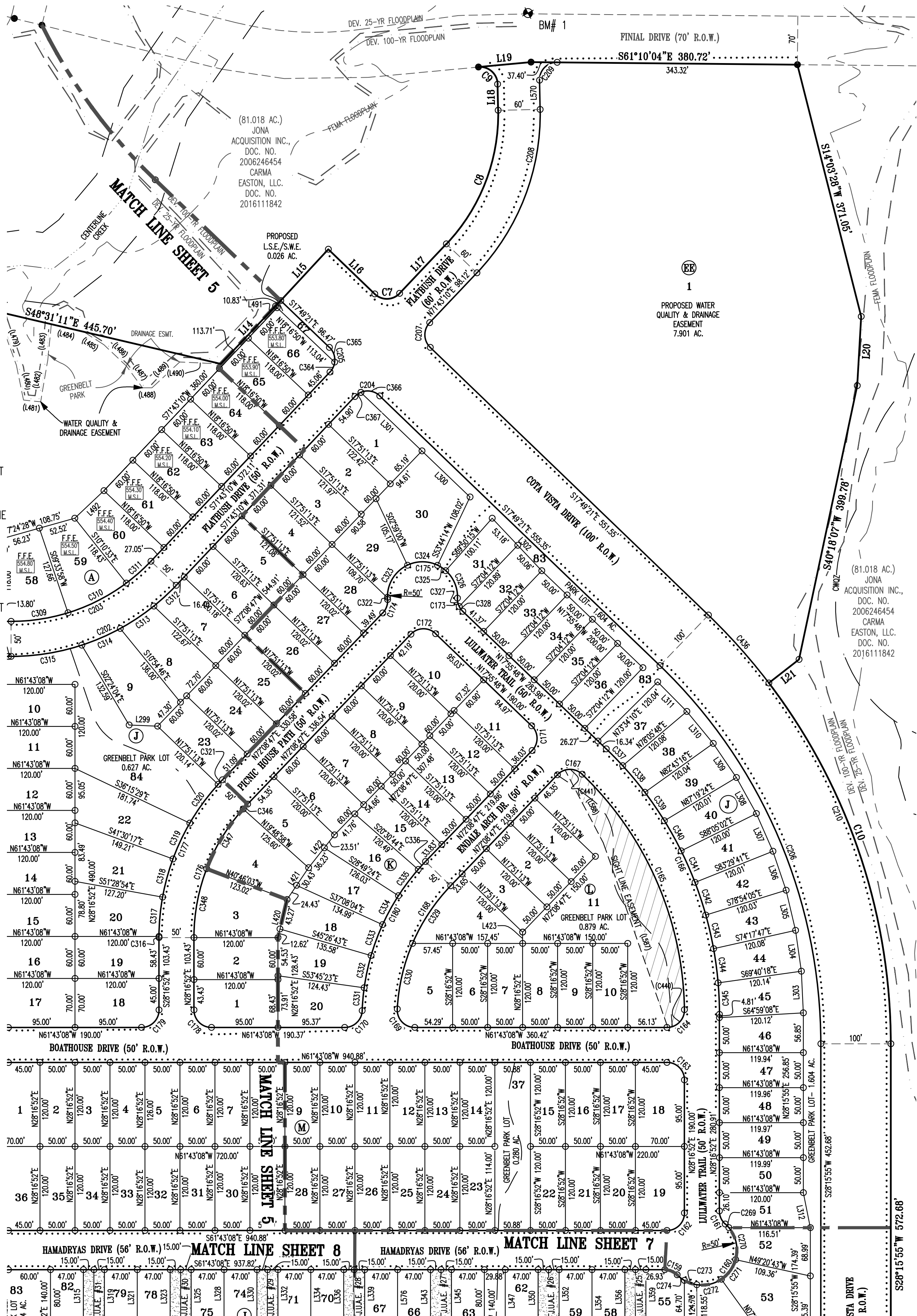
PROSPECT PARK, PHASE 1



SCALE: 1" = 100'

LEGEND

- BENCHMARK
- MAG NAIL SET
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- 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
- LOT NUMBER
- BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS
- JOINT USE ACCESS EASEMENT (JUAE)
- F.F.E. FINISHED FLOOR ELEVATION
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- 25 YEAR FULLY DEVELOPED FLOODPLAIN
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- APPROXIMATE CENTERLINE ACCESS TRAIL



SHEET NO. 6 OF 14

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

CASE NO. C8J-2020-0148.1A

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PROSPECT PARK, PHASE 1

SCALE: 1" = 100'

LEGEND

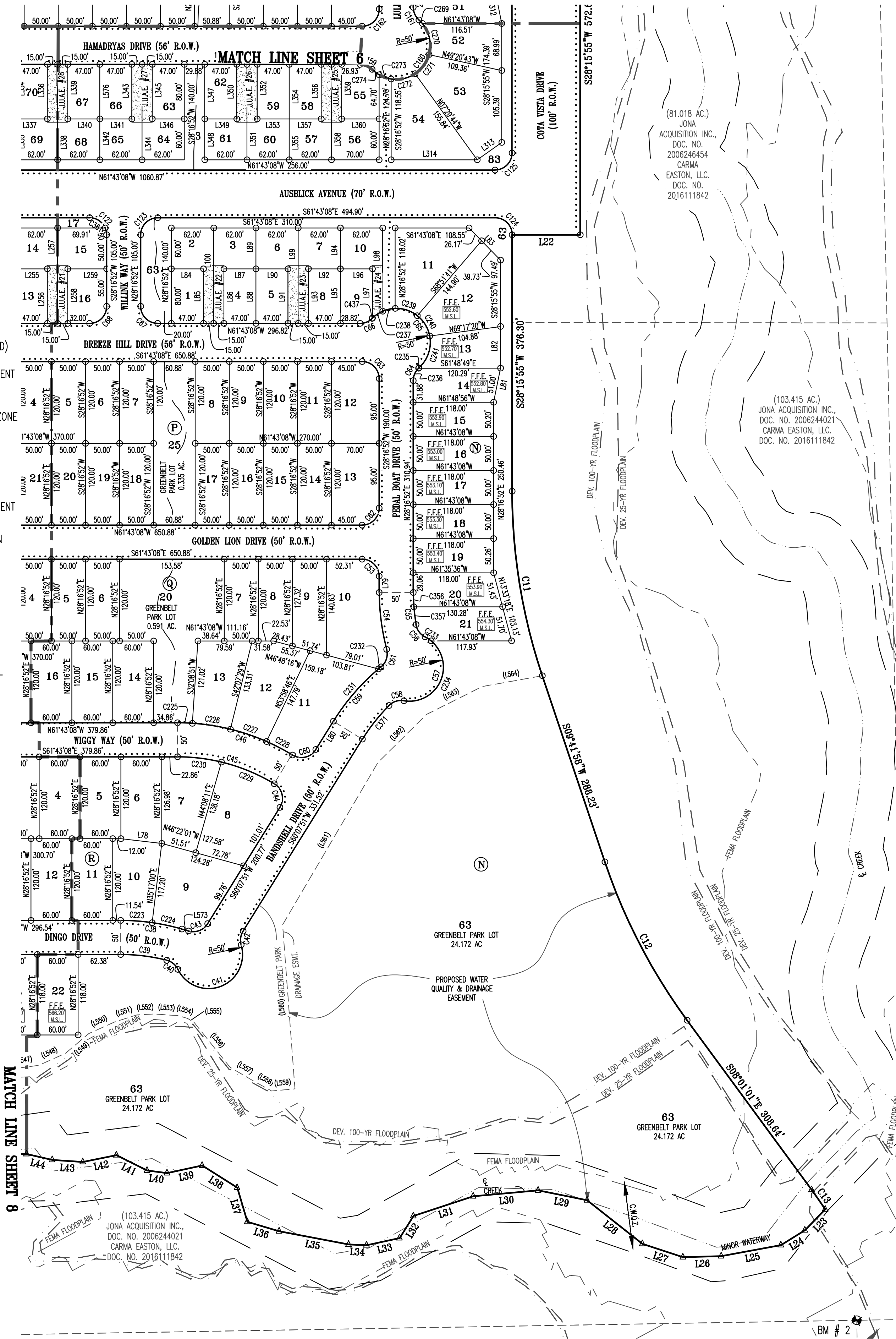
- BENCHMARK
- MAG NAIL SET
- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT

- 12 BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALKS

- JOINT USE ACCESS EASEMENT (JUAE)

- F.F.E. FINISHED FLOOR ELEVATION

- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- 25 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT
- APPROXIMATE CENTERLINE ACCESS TRAIL



SHEET NO. 7 OF 14

Carlson, Brigrance & Doering, Inc.

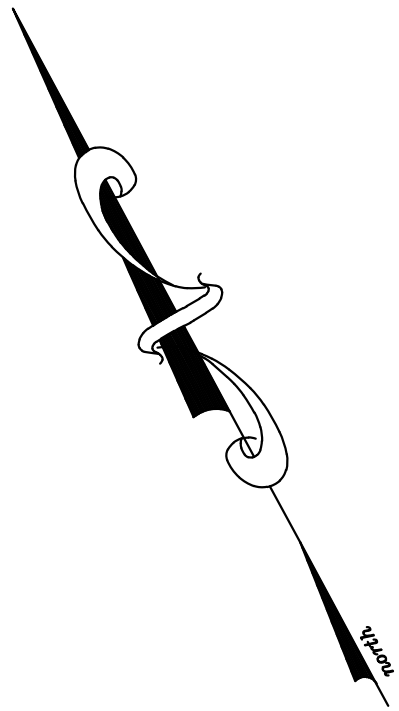
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Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
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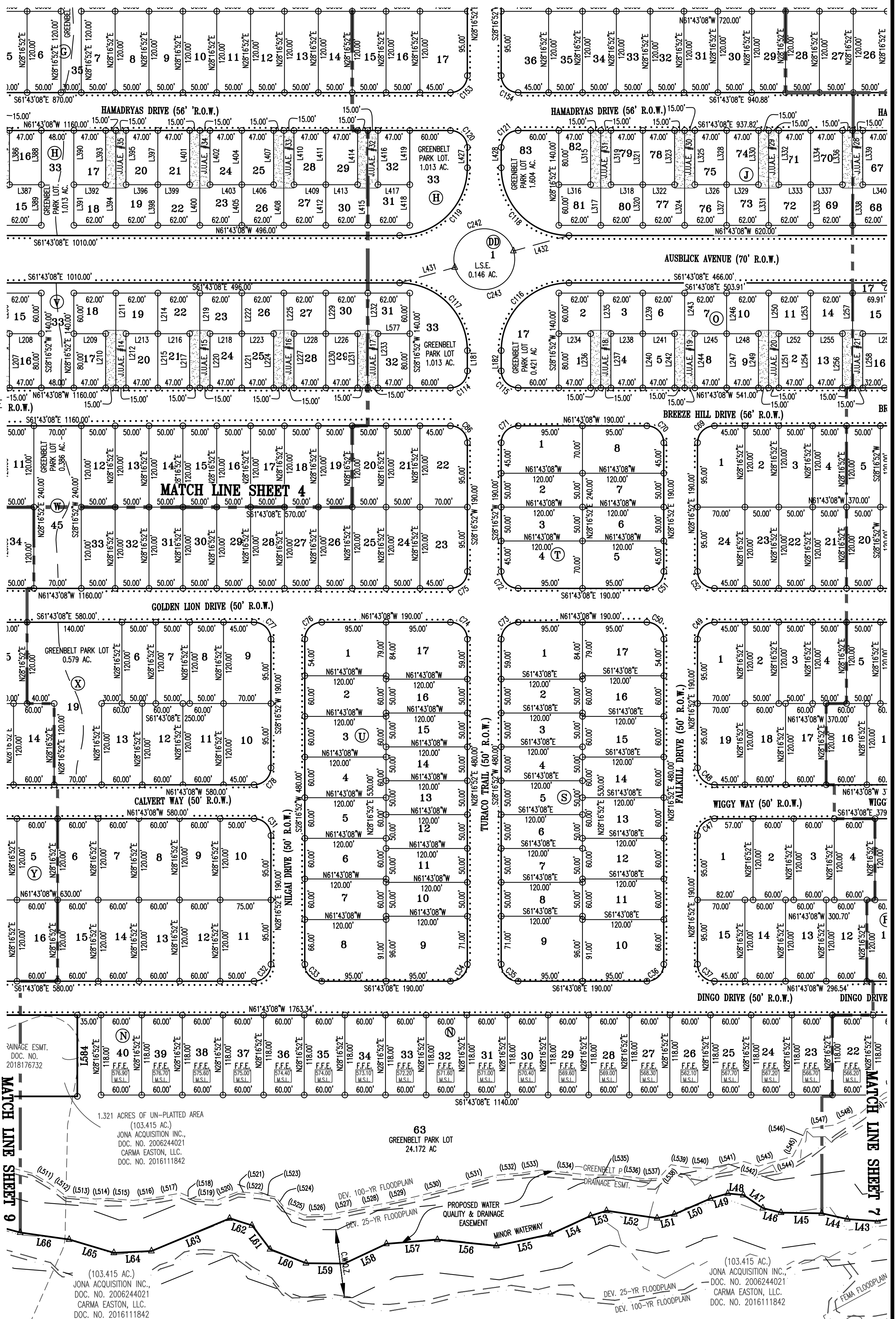
PROSPECT PARK, PHASE 1



SCALE: 1" = 100'

LEGEND

- △ MAG NAIL SET
- CONCRETE MONUMENT
- ⊙ CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- 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 (J.U.A.E.)
- F.F.E. FINISHED FLOOR ELEVATION
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
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- FEMA 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT
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SHEET NO. 8 OF 14

Carlson, Brigrance & Doering, Inc.

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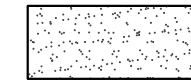
CASE NO. C8J-2020-0148.1A

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PROSPECT PARK, PHASE 1

LEGEND

- △ MAG NAIL SET
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- △ CALCULATED POINT
- 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)

F.F.E. FINISHED FLOOR ELEVATION

----- 100 YEAR FULLY DEVELOPED FLOODPLAIN

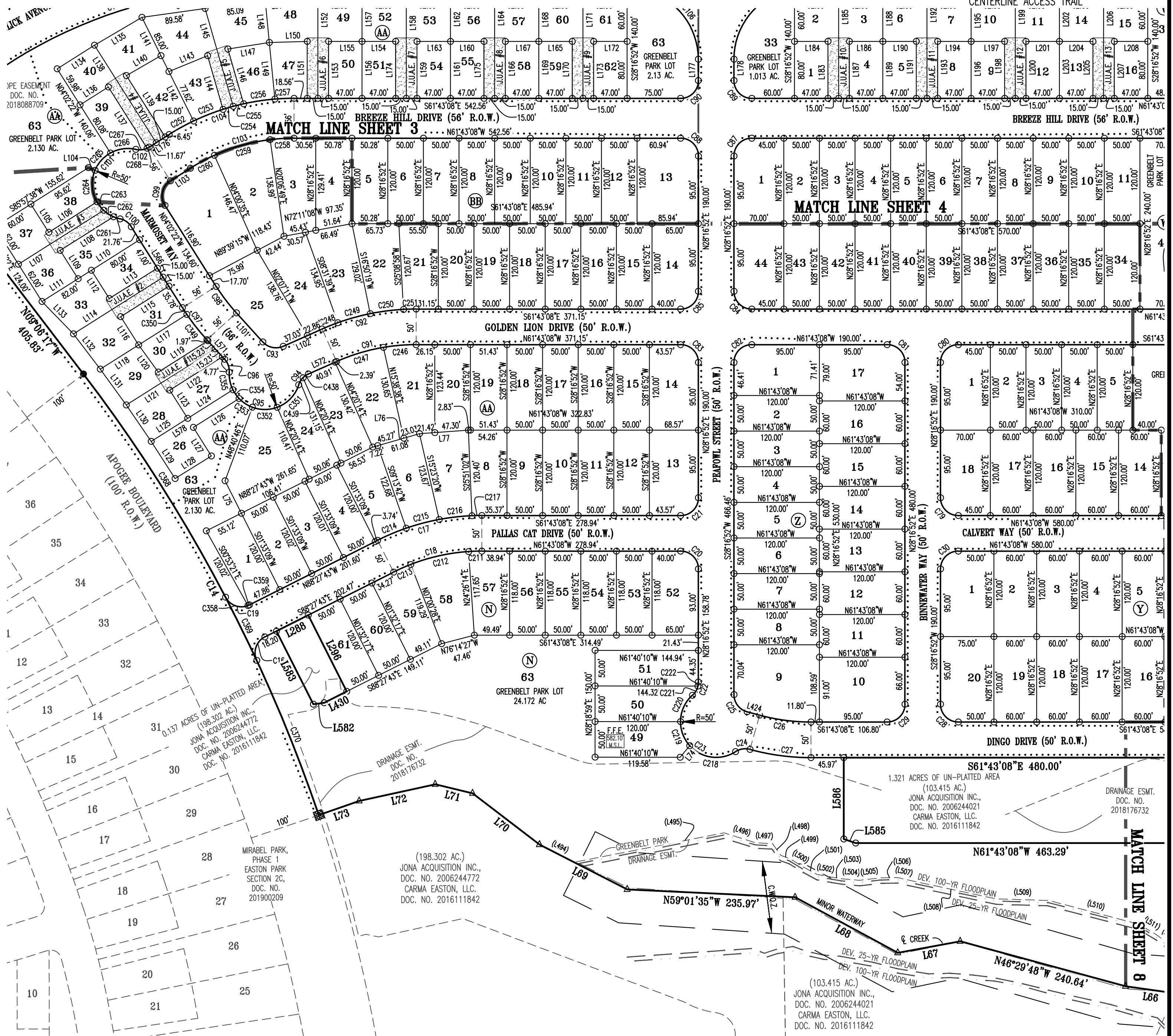
----- 25 YEAR FULLY DEVELOPED FLOODPLAIN

----- FEMA 100 YEAR FLOODPLAIN

----- DRAINAGE EASEMENT

----- APPROXIMATE CENTERLINE ACCESS TRAIL

SCALE: 1" = 100'



SHEET NO. 9 OF 14

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CASE NO. C8J-2020-0148.1A

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PROSPECT PARK, PHASE 1

Line Table		
Line #	Length	Direction
L1	70.00	N09°06'16"W
L2	106.91	N80°53'43"E
L3	55.46	N09°29'19"E
L4	148.94	N01°39'54"E
L5	93.19	N23°16'43"E
L6	33.51	N08°04'04"W
L7	128.81	N62°39'49"E
L8	166.15	S66°42'59"E
L9	171.56	N82°32'22"E
L10	146.38	S70°39'35"E
L11	100.63	S55°44'03"E
L12	101.80	N81°17'53"E
L13	126.43	S51°07'37"E
L14	124.54	N71°43'09"E
L15	100.02	N71°10'44"E
L16	92.01	S17°49'21"E
L17	97.24	N71°43'10"E
L18	37.35	N27°09'27"E
L19	75.40	S67°04'00"E
L20	98.91	S31°34'27"W
L21	54.63	S80°19'51"W
L22	100.00	N61°44'05"W
L23	42.76	S72°33'02"W
L24	41.32	S86°33'02"W
L25	89.03	N72°11'57"W
L26	56.21	N63°20'20"W
L27	62.62	N43°31'48"W
L28	103.32	N23°27'38"W
L29	73.24	N50°19'50"W

Line Table		
Line #	Length	Direction
L30	95.81	N66°49'25"W
L31	92.35	N80°00'39"W
L32	38.25	S60°23'24"W
L33	49.52	N73°58'12"W
L34	26.37	N59°23'10"W
L35	103.83	N50°55'34"W
L36	48.64	N45°11'01"W
L37	52.22	N11°42'25"E
L38	60.78	N29°23'40"W
L39	52.67	N73°50'55"W
L40	29.59	N54°26'57"W
L41	50.30	N35°01'41"W
L42	50.33	N73°09'29"W
L43	44.95	N57°56'12"W
L44	38.68	N48°50'10"W
L45	60.24	N60°45'15"W
L46	27.60	N47°48'19"W
L47	34.72	N27°51'09"W
L48	23.04	N56°10'50"W
L49	26.84	N77°46'07"W
L50	57.96	N85°17'19"W
L51	26.06	N74°41'45"W
L52	75.58	N53°21'26"W
L53	24.82	N79°04'09"W
L54	65.18	N86°21'47"W
L55	81.40	N73°58'32"W
L56	87.73	N55°43'42"W
L57	75.60	N66°19'25"W
L58	68.70	N86°50'24"W

Line Table		
Line #	Length	Direction
L59	56.42	N61°14'19"W
L60	56.89	N40°29'16"W
L61	44.22	N09°01'12"W
L62	34.59	N44°15'22"W
L63	125.08	N84°22'14"W
L64	55.51	N64°26'36"W
L65	68.82	N45°06'44"W
L66	73.15	N53°39'41"W
L67	89.02	N72°08'18"W
L68	163.83	N33°19'37"W
L69	138.33	N34°38'37"W
L70	118.34	N24°13'41"W
L71	53.96	N48°09'16"W
L72	109.29	N74°05'15"W
L73	60.25	N80°58'07"W
L74	20.99	S67°49'32"W
L75	51.15	S01°33'09"W
L76	68.30	N77°43'33"W
L77	68.72	N65°53'28"W
L78	60.40	N55°05'14"W
L79	23.84	S28°16'52"W
L80	48.82	S60°07'51"W
L81	51.00	S39°40'08"W
L82	60.92	N28°15'55"E
L83	65.90	N16°00'52"W
L84	47.00	N61°43'08"W
L85	80.00	N28°16'52"E
L86	80.00	N28°16'52"E
L87	47.00	N61°43'08"W

Line Table		
Line #	Length	Direction
L88	80.00	N28°16'52"E
L89	60.00	N28°16'52"E
L90	47.00	N61°43'08"W
L91	80.00	N28°16'52"E
L92	47.00	N61°43'08"W
L93	80.00	N28°16'52"E
L94	60.00	N28°16'52"E
L95	80.00	N28°16'52"E
L96	47.00	N61°43'08"W
L97	72.18	N28°16'52"E
L98	122.12	S28°16'52"W
L99	140.00	N28°16'52"E
L100	140.00	N28°16'52"E
L101	55.09	N13°55'15"W
L102	59.89	S85°39'46"E
L103	33.19	S85°57'38"W
L104	10.00	S38°59'37"E
L105	47.00	S04°02'22"E
L106	80.05	S85°57'38"W
L107	141.67	S85°57'38"W
L108	88.46	S85°57'38"W
L109	47.00	S04°02'22"E
L110	102.00	S85°57'38"W
L111	60.00	S85°57'38"W
L112	47.00	N04°02'22"W
L113	80.00	S85°57'38"W
L114	149.06	N85°57'38"E
L115	80.00	S85°57'38"W
L116	47.00	N04°02'22"W

Line Table		
Line #	Length	Direction
L117	80.19	S85°57'38"W
L118	63.72	S85°57'38"W
L119	82.20	S85°57'38"W
L120	47.10	N07°41'30"W
L121	147.54	S85°57'38"W
L122	87.43	S85°57'38"W
L123	47.00	S04°02'22"E
L124	75.21	N85°57'38"E
L125	60.51	N85°57'38"E
L126	75.93	N85°57'38"E
L127	47.41	N03°59'26"W
L128	60.00	N86°21'23"E
L129	62.00	N04°27'33"W
L130	62.04	N06°05'26"W
L131	62.13	N07°43'26"W
L132	62.23	S08°57'49"E
L133	63.34	N15°49'42"W
L134	62.00	N85°57'38"E
L135	77.27	N87°51'20"E
L136	47.00	N85°57'38"E
L137	101.78	N04°02'22"W
L138	161.98	N04°02'22"W
L139	102.00	N04°02'22"W
L140	56.13	N88°16'04"E
L141	60.00	N01°50'13"E
L142	102.62	N01°50'13"E
L143	58.68	S84°00'30"E
L144	78.44	N12°16'08"E
L145	143.14	N12°16'08"E

Line Table		
Line #	Length	Direction
L146	80.12	N12°16'08"E
L147	58.85	S70°43'53"E
L148	60.00	N22°42'02"E
L149	80.01	N22°42'02"E
L150	53.27	S63°18'28"E
L151	80.00	N28°16'52"E
L152	140.00	S28°16'52"W
L153	80.00	N28°16'52"E
L154	47.00	N61°43'08"W
L155	47.00	N61°43'08"W
L156	80.00	S28°16'52"W
L157	60.00	S28°16'52"W
L158	140.00	S28°16'52"W
L159	80.00	N28°16'52"E
L160	47.00	N61°43'08"W
L161	80.00	S28°16'52"W
L162	60.00	S28°16'52"W
L163	47.00	N61°43'08"W
L164	140.00	S28°16'52"W
L165	47.00	N61°43'08"W
L166	80.00	N28°16'52"E
L167	47.00	N61°43'08"W
L168	60.00	S28°16'52"W
L169	80.00	S28°16'52"W
L170	80.00	N28°16'52"E
L171	140.00	S28°16'52"W
L172	47.00	N61°43'08"W
L173	80.00	N28°16'52"E
L174	80.00	N28°16'52"E

Line Table		
Line #	Length	Direction
L175	80.00	N28°16'52"E
L176	33.12	S85°57'38"W
L177	30.00	N28°16'52"E
L178	30.00	N28°16'52"E
L179	84.81	N46°04'36"W
L180	84.81	S46°04'36"E
L181	30.00	S28°16'52"W
L182	30.00	N28°16'52"E
L183	80.00	N28°16'52"E
L184	47.00	N61°43'08"W
L185	140.00	S28°16'52"W
L186	47.00	N61°43'08"W
L187	80.00	N28°16'52"E
L188	60.00	S28°16'52"W
L189	80.00	S28°16'52"W
L190	47.00	N61°43'08"W
L191	80.00	N28°16'52"E
L192	140.00	S28°16'52"W
L193	80.00	N28°16'52"E
L194	47.00	N61°43'08"W
L195	60.00	S28°16'52"W
L196	80.00	S28°16'52"W
L197	47.00	N61°43'08"W
L198	80.00	N28°16'52"E
L199	140.00	S28°16'52"W
L200	80.00	N28°16'52"E
L201	47.00	N61°43'08"W
L202	60.00	S28°16'52"W
L203	80.00	S28°16'52"W

Line Table		
Line #	Length	Direction
L204	47.00	N61°43'08"W
L205	80.00	N28°16'52"E
L206	140.00	S28°16'52"W
L207	80.00	N28°16'52"E
L208	47.00	N61°43'08"W
L209	47.00	N61°43'08"W
L210	80.00	N28°16'52"E
L211	140.00	S28°16'52"W
L212	80.00	N28°16'52"E
L213	47.00	N61°43'08"W
L214	60.00	S28°16'52"W
L215	80.00	S28°16'52"W
L216	47.00	N61°43'08"W
L217	80.00	N28°16'52"E
L218	47.00	N61°43'08"W
L219	140.00	S28°16'52"W
L220	80.00	N28°16'52"E
L221	80.00	S28°16'52"W
L222	60.00	S28°16'52"W
L223	47.00	N61°43'08"W
L224	80.00	N28°16'52"E
L225	140.00	S28°16'52"W
L226	47.00	N61°43'08"W
L227	80.00	N28°16'52"E
L228	47.00	N61°43'08"W
L229	60.00	S28°16'52"W
L230	80.00	S28°16'52"W
L231	80.00	N28°16'52"E
L232	140.00	S28°16'52"W

Line Table		
Line #	Length	Direction
L233	80.00	N28°16'52"E
L234	47.00	N61°43'08"W
L235	140.00	S28°16'52"W
L236	80.00	N28°16'52"E
L237	80.00	N28°16'52"E
L238	47.00	N61°43'08"W
L239	60.00	S28°16'52"W
L240	80.00	S28°16'52"W
L241	47.00	N61°43'08"W
L242	80.00	N28°16'52"E
L243	140.00	S28°16'52"W
L244	80.00	N28°16'52"E
L245	47.00	N61°43'08"W
L246	60.00	S28°16'52"W
L247	80.00	S28°16'52"W
L248	47.00	N61°43'08"W
L249	80.00	N28°16'52"E
L250	140.00	S28°16'52"W
L251	80.00	N28°16'52"E
L252	47.00	N61°43'08"W
L253	60.00	N28°16'52"E
L254	80.00	N28°16'52"E
L255	47.00	N61°43'08"W
L256	80.00	N28°16'52"E
L257	140.00	N28°16'52"E
L258	80.00	N28°16'52"E
L259	57.00	N61°43'08"W
L260	55.31	S83°34'52"E
L261	64.94	S78°57'19"E

Line Table		
Line #	Length	Direction
L262	63.47	S74°00'57"E
L263	62.54	S69°10'07"E
L264	62.07	S64°22'32"E
L265	70.03	S61°43'32"E
L266	57.10	N61°38'32"W
L267	80.00	N28°21'28"E
L268	160.06	S28°21'28"W
L269	47.00	N61°38'32"W
L270	80.00	N28°21'28"E
L271	80.00	S28°21'28"W
L272	83.02	S28°21'28"W
L273	47.00	N61°38'32"W
L274	80.00	N28°21'28"E
L275	171.21	S28°21'28"W
L276	47.00	N61°38'32"W
L277	80.00	N28°21'28"E
L278	102.60	S28°21'28"W
L279	80.06	S28°21'28"W
L280	185.93	S28°21'28"W
L281	47.00	N61°38'32"W
L282	82.93	N28°21'28"E
L283	96.19	N28°21'28"E
L284	47.00	N61°38'32"W
L286	37.09	S81°05'49"E
L287	3.83	S03°15'07"W
L288	50.00	S88°29'00"E
L289	87.35	S51°38'25"E
L290	52.80	N41°10'08"W
L291	50.00	N28°21'28"E

Line Table		
Line #	Length	Direction
L292	63.18	S10°06'27"W
L293	14.72	S37°50'34"W
L294	54.11	N61°43'08"W
L295	18.01	S08°05'27"W
L296	120.00	S01°32'17"W
L297	45.64	S18°18'39"E
L298	43.76	S70°00'42"W
L299	40.57	N59°22'12"W
L300	95.12	N17°55'48"W
L301	120.76	N17°55'48"W
L302	103.24	N15°09'15"W
L303	59.58	N25°31'06"E
L304	58.97	N20°11'09"E
L305	58.86	N14°57'02"E
L306	58.80	N09°43'23"E
L307	58.79	N04°29'55"E
L308	58.83	N00°43'38"W
L309	58.91	N05°57'29"W
L310	59.10	N11°12'03"W
L311	59.38	N16°20'04"W
L312	50.98	N17°02'51"E
L313	44.25	N82°54'29"E
L314	126.31	S61°43'08"E
L315	80.00	N28°16'52"E
L316	47.00	N61°43'08"W
L317	140.00	N28°16'52"E
L318	47.00	N61°43'08"W
L319	80.00	N28°16'52"E
L320	60.00	N28°16'52"E

PROSPECT PARK, PHASE 1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.58	15.00	N35°53'13"E	21.23	15.02	90°03'19"
C2	166.39	635.00	N88°24'07"E	165.91	83.67	15°00'46"
C3	23.22	15.00	N53°48'03"E	20.97	14.66	88°41'37"
C4	58.03	425.00	N05°34'28"E	57.99	29.06	7°49'25"
C5	160.32	425.00	N12°28'18"E	159.37	81.12	21°36'47"
C6	205.16	375.00	N07°36'19"E	202.61	105.22	31°20'46"
C7	39.47	25.00	S63°03'06"E	35.50	25.20	90°27'29"
C8	209.99	270.00	N49°26'18"E	204.74	110.63	44°33'43"
C9	41.11	25.00	N19°57'16"W	36.63	26.91	94°13'27"
C10	683.73	850.00	N05°13'17"E	665.44	361.57	46°05'17"
C11	275.43	850.00	S18°58'57"W	274.23	138.93	18°33'57"
C12	262.83	850.00	S00°50'29"W	261.78	132.47	17°42'59"
C13	35.00	700.00	S06°35'05"E	34.99	17.50	2°51'53"
C14	705.13	2168.00	N00°12'47"E	702.03	355.71	18°38'06"
C16	38.48	25.00	S47°26'21"W	34.79	24.23	88°11'52"
C17	151.70	325.00	N75°05'25"W	150.32	77.26	26°44'35"
C18	128.36	275.00	N75°05'25"W	127.20	65.37	26°44'35"
C19	38.92	25.00	S43°52'02"E	35.10	24.65	89°11'21"
C20	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C21	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C22	21.03	25.00	N52°22'34"E	20.41	11.18	48°11'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	149.38	50.00	S09°07'07"E	99.70	648.26	171°10'45"
C24	21.07	25.00	N70°33'46"W	20.45	11.21	48°17'26"
C25	32.64	25.00	S09°07'06"E	30.37	19.11	7°47'57"
C26	72.96	275.00	S54°07'06"E	72.74	36.69	15°12'03"
C27	86.79	325.00	S54°04'06"E	86.54	43.66	15°18'04"
C28	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C29	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C30	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C31	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C32	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C33	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C34	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C35	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C36	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C37	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C38	91.11	325.00	N53°41'17"W	90.81	45.85	16°03'42"
C39	68.31	275.00	N54°36'09"W	68.14	34.33	14°13'58"
C40	21.77	25.00	N22°32'31"W	21.09	11.63	49°53'17"
C41	148.76	50.00	S82°49'42"E	99.65	599.24	170°27'39"
C42	21.03	25.00	S36°02'10"W	20.41	11.18	48°11'23"
C43	32.38	25.00	S82°45'47"E	30.16	18.91	74°12'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C44	39.61	25.00	N14°44'42"E	35.59	25.34	90°46'18"
C45	149.16	275.00	N46°10'47"W	147.34	76.47	31°04'41"
C46	177.54	325.00	N46°04'10"W	175.34	91.04	31°17'55"
C47	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C48	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C49	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C50	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C51	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C52	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C53	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C54	84.37	325.00	S20°50'39"W	84.13	42.42	14°52'27"
C55	47.24	275.00	S23°21'35"W	47.19	23.68	9°50'35"
C56	23.10	25.00	S08°01'49"E	22.29	12.45	52°56'12"
C57	141.48	50.00	N46°33'54"E	98.79	317.96	162°07'36"
C58	23.70	25.00	N79°31'45"W	22.82	12.82	54°18'53"
C59	106.37	325.00	S69°30'27"W	105.90	53.67	18°45'12"
C60	39.03	25.00	S75°08'41"E	35.18	24.76	89°26'56"
C61	28.57	25.00	N46°08'44"E	27.04	16.07	65°28'38"
C62	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C63	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C64	21.03	25.00	S52°22'34"W	20.41	11.18	48°11'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C65	159.89	50.00	N15°08'30"W	99.96	1775.96	183°13'31"
C66	19.65	25.00	S84°14'12"E	19.15	10.36	45°02'08"
C67	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C68	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C69	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C70	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C71	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C72	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C73	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C74	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C75	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C76	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C77	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C78	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C79	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C80	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C81	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C82	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C83	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C84	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C85	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C86	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C87	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C88	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C89	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C90	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C91	114.92	275.00	N73°41'27"W	114.09	58.31	2°35'6"39"
C92	135.82	325.00	N73°41'27"W	134.83	68.92	2°35'6"39"
C93	31.30	25.00	S49°47'31"E	29.30	18.08	71°44'31"
C94	21.03	25.00	S70°14'32"W	20.41	11.18	48°11'23"
C95	143.96	50.00	S51°22'08"E	99.14	378.95	164°58'03"
C96	19.65	25.00	N08°35'49"E	19.15	10.36	45°02'08"
C97	56.57	328.00	S08°58'49"E	56.50	28.35	9°52'53"
C98	46.91	272.00	S08°58'49"E	46.85	23.51	9°52'53"
C99	39.27	25.00	S40°57'38"W	35.36	25.00	90°00'00"
C100	19.65	25.00	N26°33'27"W	19.15	10.36	45°02'08"
C101	157.14	50.00	S40°57'38"W	100.00	80357.12	180°04'17"
C102	19.65	25.00	S71°31'18"E	19.15	10.36	45°02'08"
C103	153.44	272.00	N77°52'45"W	151.41	78.82	32°19'15"
C104	185.03	328.00	N77°52'45"W	182.58	95.05	32°19'15"
C105	157.08	100.00	S73°16'52"W	141.42	100.00	90°00'00"
C106	157.08	100.00	N16°43'08"W	141.42	100.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C107	157.08	100.00	N73°16'52"E	141.42	100.00	90°00'00"
C108	157.08	100.00	S16°43'08"E	141.42	100.00	90°00'00"
C109	39.27	25.00	S35°53'49"W	35.36	25.00	90°00'19"
C110	433.87	665.00	N80°24'35"W	426.21	224.97	37°22'54"
C111	321.08	735.00	N74°14'00"W	318.53	163.14	25°01'45"
C112	39.24	25.00	N73°19'10"E	35.33	24.97	89°55'24"
C113	39.30	25.00	S16°40'50"E	35.38	25.03	90°04'36"
C114	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C115	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C116	157.08	100.00	S73°16'52"W	141.42	100.00	90°00'00"
C117	157.08	100.00	N16°43'08"W	141.42	100.00	90°00'00"
C118	157.08	100.00	S16°43'08"E	141.42	100.00	90°00'00"
C119	157.08	100.00	N73°16'52"E	141.42	100.00	90°00'00"
C120	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C121	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C122	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C123	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C124	39.26	25.00	N16°43'36"W	35.35	24.99	89°59'03"
C125	39.28	25.00	N73°16'24"E	35.36	25.01	90°00'57"
C126	39.27	25.00	N16°38'32"W	35.36	25.00	90°00'00"
C127	39.27	25.00	N73°21'28"E	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C128	19.65	25.00	N84°09'36"W	19.15	10.36	45°02'08"
C129	39.27	25.00	S16°38'32"E	35.36	25.00	90°00'00"
C130	159.89	50.00	S15°03'55"E	99.96	1775.96	183°13'31"
C131	21.03	25.00	N52°27'09"E	20.41	11.18	48°11'23"
C132	39.27	25.00	S73°21'28"W	35.36	25.00	90°00'00"
C133	21.03	25.00	N04°15'46"E	20.41	11.18	48°11'23"
C134	162.65	50.00	S73°21'28"W	99.85	897.21	186°22'46"
C135	21.03	25.00	S37°32'51"E	20.41	11.18	48°11'23"
C136	39.27	25.00	N73°21'28"E	35.36	25.00	90°00'00"
C137	39.27	25.00	N16°38'32"W	35.36	25.00	90°00'00"
C138	50.06	325.00	S32°46'13"W	50.01	25.08	8°49'31"
C139	45.53	275.00	S33°06'01"W	45.47	22.81	9°29'06"
C140	20.75	25.00	N13°24'22"E	20.16	11.01	47°33'13"
C141	148.05	50.00	S74°27'21"W	99.59	552.24	169°39'11"
C142	21.03	25.00	S44°48'45"E	20.41	11.18	48°11'23"
C143	31.96	25.00	S74°28'04"W	29.83	18.58	73°15'00"
C144	34.50	275.00	N65°18'47"W	34.48	17.27	7°11'18"
C145	40.78	325.00	N65°18'47"W	40.75	20.41	7°11'18"
C146	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C147	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C148	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"

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Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C191	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C192	162.65	50.00	S73°16'52"W	99.85	897.21	186°22'46"
C193	21.03	25.00	S37°37'26"E	20.41	11.18	48°11'23"
C194	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C195	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C196	39.27	25.00	N73°16'52"E	35.36	25.00	90°00'00"
C197	39.27	25.00	S16°43'08"E	35.36	25.00	90°00'00"
C198	30.77	25.00	N06°58'59"W	28.87	17.68	70°31'44"
C199	218.63	50.00	S83°01'01"W	81.65	70.71	250°31'44"
C200	39.27	25.00	N16°43'08"W	35.36	25.00	90°00'00"
C201	39.27	25.00	S73°16'52"W	35.36	25.00	90°00'00"
C202	264.11	325.00	S84°59'59"E	256.91	139.84	46°33'43"
C203	223.48	275.00	S84°59'59"E	217.38	118.33	46°33'43"
C204	39.47	25.00	N63°03'06"W	35.50	25.20	90°27'29"
C205	38.07	25.00	N26°56'54"E	35.21	24.80	89°32'31"
C206	603.29	750.00	N05°13'17"E	587.16	319.04	46°05'17"
C207	39.07	25.00	S26°56'54"W	35.21	24.80	89°32'31"
C208	256.66	330.00	N49°26'18"E	250.24	135.21	44°33'43"
C209	40.00	25.00	S72°59'42"W	35.87	25.74	91°40'29"
C210	683.73	850.00	N05°13'17"E	665.44	361.57	46°05'17"
C211	18.45	275.00	N63°38'27"W	18.45	9.23	3°50'38"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C212	83.66	275.00	N74°16'39"W	83.33	42.15	17°25'46"
C213	26.25	275.00	N85°43'38"W	26.24	13.14	5°28'11"
C214	43.62	325.00	S84°37'00"E	43.59	21.84	7°41'25"
C215	47.89	325.00	S76°33'00"E	47.85	23.99	8°26'36"
C216	46.39	325.00	S68°14'20"E	46.35	23.24	8°10'43"
C217	13.79	325.00	S62°56'03"E	13.79	6.90	2°25'51"
C218	70.57	50.00	N54°16'33"W	64.86	42.60	80°51'53"
C219	37.04	50.00	N07°22'40"E	36.20	19.42	42°26'33"
C220	41.78	50.00	N52°32'06"E	40.57	22.19	47°52'19"
C221	15.33	25.00	N58°54'05"E	15.09	7.92	35°08'20"
C222	5.69	25.00	N34°48'24"E	5.68	2.86	13°03'03"
C223	46.33	325.00	S57°38'06"E	46.29	23.20	8°10'04"
C224	44.78	325.00	S49°36'14"E	44.74	22.42	7°53'38"
C225	21.93	325.00	S59°47'08"E	21.93	10.97	3°51'59"
C226	56.59	325.00	S52°51'50"E	56.52	28.37	9°58'38"
C227	55.94	325.00	S42°56'40"E	55.87	28.04	9°51'41"
C228	43.07	325.00	S34°13'01"E	43.04	21.57	7°35'37"
C229	84.00	275.00	N39°23'28"W	83.67	42.33	17°30'03"
C230	65.17	275.00	N54°55'49"W	65.01	32.74	13°34'38"
C231	101.74	325.00	N69°05'57"E	101.33	51.29	17°56'12"
C232	4.63	325.00	N78°28'33"E	4.63	2.32	0°48'59"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C233	10.85	50.00	S28°16'49"E	10.83	5.45	12°26'10"
C234	130.63	50.00	S52°46'59"W	96.52	184.61	149°41'26"
C235	0.75	25.00	S75°36'28"W	0.75	0.38	1°43'35"
C236	20.27	25.00	S51°30'47"W	19.72	10.73	46°27'48"
C237	18.16	50.00	N84°26'35"E	18.06	9.18	20°48'29"
C238	18.90	50.00	S74°19'28"E	18.79	9.56	21°39'25"
C239	35.01	50.00	S43°26'09"E	34.30	18.26	40°07'14"
C240	35.50	50.00	S03°02'13"E	34.76	18.53	40°40'36"
C241	51.64	50.00	S46°53'10"W	49.37	28.39	59°10'10"
C242	141.37	45.00	S77°21'40"E	90.00	INFINITY	180°00'00"
C243	141.37	45.00	N77°21'40"W	90.00	INFINITY	180°00'00"
C244	141.37	45.00	S46°04'36"E	90.00	INFINITY	180°00'00"
C245	141.37	45.00	N46°04'36"W	90.00	INFINITY	180°00'00"
C246	46.15	275.00	N66°31'35"W	46.10	23.13	9°36'56"
C247	68.77	275.00	N78°29'55"W	68.59	34.57	14°19'43"
C248	23.77	325.00	S83°34'04"E	23.76	11.89	4°11'25"
C249	47.14	325.00	S77°19'01"E	47.10	23.61	8°18'40"
C250	47.14	325.00	S69°00'22"E	47.10	23.61	8°18'40"
C251	17.76	325.00	S63°17'05"E	17.76	8.88	3°07'54"
C252	39.22	328.00	N89°23'11"E	39.20	19.64	6°51'06"
C253	44.52	328.00	S83°17'58"E	44.49	22.29	7°46'37"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C254	15.00	328.00	S78°06'02"E	15.00	7.50	2°37'14"
C255	15.01	328.00	S75°28'45"E	15.01	7.51	2°37'21"
C256	44.33	328.00	S70°17'45"E	44.30	22.20	7°44'38"
C257	26.94	328.00	S64°04'17"E	26.93	13.48	4°42'19"
C258	33.65	272.00	N65°15'48"W	33.63	16.85	7°05'21"
C259	81.57	272.00	N77°23'57"W	81.27	41.09	17°10'57"
C260	38.21	272.00	S89°59'06"W	38.18	19.14	8°02'57"
C261	9.79	50.00	N43°27'48"W	9.78	4.91	11°13'26"
C262	16.54	50.00	N28°22'32"W	16.46	8.35	18°57'05"
C263	15.15	50.00	N10°13'20"W	15.09	7.63	17°21'20"
C264	45.86	50.00	N24°43'51"E	44.27	24.68	52°33'03"
C265	33.24	50.00	N70°03'10"E	32.63	17.26	38°05'35"
C266	36.56	50.00	S69°57'08"E	35.75	19.14	41°53'48"
C267	16.31	25.00	S67°41'48"E	16.02	8.46	37°23'08"
C268	3.34	25.00	N89°47'08"E	3.34	1.67	7°39'00"
C269	7.33	50.00	S15°42'34"E	7.32	3.67	8°23'52"
C270	48.45	50.00	S16°15'07"W	46.58	26.32	55°31'31"
C271	35.34	50.00	S64°15'53"W	34.61	18.45	40°30'00"
C272	36.90	50.00	N74°20'36"W	36.07	19.34	42°17'03"
C273	18.75	50.00	N42°27'36"W	18.64	9.48	21°28'57"
C274	13.12	50.00	N24°12'03"W	13.08	6.60	15°02'08"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C275	10.47	25.00	N73°38'22"W	10.39	5.31	23°59'39"
C276	9.18	25.00	S83°50'34"W	9.13	4.64	21°02'29"
C277	43.41	50.00	N81°48'30"W	42.06	23.18	49°44'22"
C278	15.49	50.00	N48°03'41"W	15.43	7.81	17°45'15"
C279	17.93	50.00	N28°54'47"W	17.83	9.06	20°32'33"
C280	21.21	50.00	N06°29'28"W	21.05	10.77	24°18'06"
C281	18.75	50.00	N16°24'02"E	18.64	9.48	21°28'52"
C282	43.12	50.00	N51°50'39"E	41.79	23.00	49°24'23"
C283	16.72	25.00	N09°11'53"E	16.41	8.69	38°19'10"
C284	4.31	25.00	N14°53'48"W	4.30	2.16	9°52'13"
C285	56.34	50.00	N12°27'01"E	53.41	31.59	64°33'53"
C286	41.15	50.00	N68°18'39"E	40.00	21.82	47°09'23"
C287	41.15	50.00	S64°31'58"E	40.00	21.82	47°09'23"
C288	24.00	50.00	S27°12'13"E	23.77	12.24	27°30'07"
C289	1.67	50.00	N09°24'57"W	1.67	0.83	1°54'34"
C290	19.02	50.00	N02°26'04"E	18.90	9.62	21°47'28"
C291	45.83	50.00	N39°35'13"E	44.24	24.66	52°30'50"
C292	81.54	50.00	S67°26'13"E	72.80	53.09	93°26'19"
C294	35.06	275.00	S34°11'24"W	35.04	17.56	7°18'20"
C295	10.46	275.00	S29°26'51"W	10.46	5.23	2°10'47"
C296	45.62	50.00	N06°13'48"E	44.05	24.54	52°16'37"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C297	56.59	50.00	N64°47'28"E	53.62	31.76	64°50'45"
C298	60.44	50.00	S48°09'27"E	56.83	34.53	69°15'25"
C299	9.75	25.00	S24°41'55"E	9.69	4.94	22°20'21"
C300	11.28	25.00	S48°47'37"E	11.18	5.74	25°51'01"
C301	7.93	25.00	N19°11'30"E	7.90	4.00	18°10'46"
C302	22.84	25.00	N16°04'22"W	22.06	12.29	52°20'58"
C303	11.09	50.00	N35°53'36"W	11.07	5.57	12°42'31"
C304	68.53	50.00	N09°43'32"E	63.29	40.87	78°31'45"
C305	41.15	50.00	N72°34'05"E	40.00	21.82	47°09'23"
C306	40.85	50.00	S60°26'54"E	39.72	21.64	46°48'39"
C307	43.94	50.00	S11°52'08"E	42.54	23.50	50°20'52"
C308	13.07	50.00	S20°47'35"W	13.03	6.57	14°58'34"
C309	82.53	275.00	S70°18'59"E	82.22	41.58	17°11'42"
C310	93.88	275.00	S88°41'36"E	93.42	47.40	19°33'33"
C311	47.07	275.00	N76°37'23"E	47.02	23.59	9°48'28"
C312	41.68	325.00	S75°23'35"W	41.65	20.87	7°20'51"
C313	56.32	325.00	S84°01'53"W	56.25	28.23	9°55'44"
C314	63.44	325.00	N85°24'45"W	63.34	31.82	11°11'00"
C315	102.68	325.00	N70°46'11"W	102.25	51.77	18°06'07"
C316	1.57	325.00	N28°25'09"E	1.57	0.78	0°16'33"
C317	56.50	325.00	N33°32'16"E	56.43	28.32	9°57'40"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C318	56.59	325.00	N43°30'24"E	56.52	28.37	9°58'38"
C319	56.59	325.00	N53°29'02"E	56.52	28.37	9°58'38"
C320	68.65	325.00	N64°31'26"E	68.52	34.45	12°06'11"
C321	8.91	325.00	N71°21'39"E	8.91	4.46	1°34'16"
C322	2.74	50.00	N25°31'32"E	2.74	1.37	3°08'16"
C323	57.50	50.00	N60°02'20"E	54.38	32.40	65°53'21"
C324	44.29	50.00	S61°38'23"E	42.86	23.72	50°45'14"
C325	14.05	50.00	S28°12'45"E	14.00	7.07	16°06'01"
C326	44.00	50.00	S05°02'55"W	42.60	23.54	50°25'19"
C327	12.22	25.00	S16°15'35"W	12.10	6.23	27°59'59"
C328	8.81	25.00	S07°50'07"E	8.76	4.45	20°11'24"
C329	99.32	275.00	S61°48'01"W	98.78	50.20	20°41'32"
C330	96.68	275.00	S41°22'58"W	96.18	48.84	20°08'35"
C331	32.76	325.00	N33°19'56"E	32.74	16.39	5°46'29"
C332	47.13	325.00	N40°22'27"E	47.09	23.61	8°18'32"
C333	47.13	325.00	N48°40'59"E	47.09	23.61	8°18'34"
C334	47.14	325.00	N56°59'34"E	47.10	23.61	8°18'36"
C335	47.14	325.00	N65°18'10"E	47.10	23.61	8°18'38"
C336	15.25	325.00	N70°48'08"E	15.25	7.63	2°41'18"
C337	33.57	525.00	S16°05'54"E	33.56	16.79	3°39'49"
C338	49.43	525.00	S11°34'09"E	49.41	24.73	5°23'41"

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Easement Line Table		
Line #	Length	Direction
(L433)	209.38	N65°02'27"E
(L434)	29.07	N84°55'28"E
(L435)	96.32	S85°18'16"E
(L436)	90.64	S76°58'20"E
(L437)	97.59	S74°39'09"E
(L438)	71.95	S88°24'37"E
(L439)	67.38	N83°47'19"E
(L440)	63.10	N89°24'13"E
(L441)	71.02	S83°36'19"E
(L442)	95.45	S86°01'51"E
(L443)	67.87	S86°38'07"E
(L444)	147.61	S37°01'10"W
(L445)	78.87	S05°18'50"W
(L446)	150.92	S68°54'26"E
(L447)	42.60	S73°22'54"E
(L448)	114.34	N30°01'32"E
(L449)	31.13	N79°59'36"E
(L450)	103.07	S65°30'09"E
(L451)	29.20	S39°23'31"E
(L452)	62.72	S51°30'48"E
(L453)	204.34	N28°16'52"E
(L454)	101.89	S78°42'11"E
(L455)	42.21	N71°34'08"E

Easement Line Table		
Line #	Length	Direction
(L456)	83.08	S85°22'02"E
(L457)	37.23	N83°39'53"E
(L458)	32.09	N77°06'01"E
(L459)	29.61	S67°29'50"E
(L460)	29.14	S42°22'27"E
(L461)	38.16	S09°18'03"E
(L462)	33.02	S73°11'23"E
(L463)	31.38	N64°36'26"E
(L464)	43.18	N39°29'27"E
(L465)	13.36	S85°01'51"E
(L466)	33.17	S66°57'47"E
(L467)	33.70	S49°55'11"E
(L468)	112.48	S86°31'08"E
(L469)	92.24	S75°22'18"E
(L470)	72.45	S65°32'29"E
(L471)	46.65	S63°22'32"E
(L472)	116.91	S72°52'44"E
(L473)	67.24	S73°54'33"E
(L474)	17.38	S64°24'28"E
(L475)	77.43	S74°53'09"E
(L476)	63.06	N90°00'00"E
(L477)	84.46	N68°17'47"E
(L478)	10.67	S51°23'52"E

Easement Line Table		
Line #	Length	Direction
(L479)	75.08	S08°19'56"W
(L480)	50.74	S16°42'31"W
(L481)	24.56	S55°55'42"E
(L482)	60.50	N37°57'10"E
(L483)	51.50	N34°01'34"E
(L484)	47.64	S48°31'11"E
(L485)	34.19	S28°52'11"E
(L486)	43.81	S18°26'55"E
(L487)	39.02	S08°08'10"E
(L488)	13.61	S61°42'52"E
(L489)	54.11	N75°22'09"E
(L490)	58.71	S59°01'26"E
(L494)	54.44	S34°38'37"E
(L495)	214.47	S72°48'45"E
(L496)	46.19	S44°11'04"E
(L497)	24.06	S58°41'15"E
(L498)	20.33	S07°26'18"E
(L499)	13.61	S41°22'12"E
(L500)	22.41	S30°02'07"E
(L501)	21.35	S33°05'16"E
(L502)	20.78	S51°32'17"E
(L503)	14.47	S52°08'46"E
(L504)	24.59	S56°52'11"E

Easement Line Table		
Line #	Length	Direction
(L505)	30.72	S68°03'51"E
(L506)	24.17	S62°23'43"E
(L507)	11.88	S47°50'06"E
(L508)	128.39	S49°38'48"E
(L509)	74.72	S59°49'51"E
(L510)	130.88	S46°59'18"E
(L511)	29.35	S30°23'45"E
(L512)	29.73	S24°03'35"E
(L513)	42.70	S56°10'23"E
(L514)	19.48	S64°00'47"E
(L515)	37.39	S57°12'17"E
(L516)	39.49	S69°14'24"E
(L517)	31.45	S72°05'05"E
(L518)	23.51	S39°00'35"E
(L519)	31.31	S59°03'17"E
(L520)	33.71	S83°25'19"E
(L521)	16.53	S57°11'33"E
(L522)	15.63	S56°19'41"E
(L523)	24.69	S50°12'48"E
(L524)	17.84	S10°02'48"E
(L525)	32.98	S39°27'33"E
(L526)	38.97	S63°10'32"E
(L527)	43.56	S73°31'33"E

Easement Line Table		
Line #	Length	Direction
(L528)	37.27	S72°37'05"E
(L529)	44.66	S73°48'39"E
(L530)	63.53	S75°58'23"E
(L531)	62.22	S77°13'19"E
(L532)	37.04	S66°43'40"E
(L533)	29.84	S70°31'33"E
(L534)	70.51	S55°45'37"E
(L535)	42.62	S61°07'48"E
(L536)	41.65	S54°12'27"E
(L537)	19.92	S64°46'25"E
(L538)	26.85	N70°21'36"E
(L539)	22.46	S51°50'41"E
(L540)	41.38	S58°49'09"E
(L541)	45.79	S75°12'32"E
(L542)	22.32	S43°33'34"E
(L543)	25.00	S77°45'55"E
(L544)	27.66	S77°39'43"E
(L545)	23.72	N56°32'08"E
(L546)	21.54	N51°48'50"E
(L547)	41.54	S68°22'17"E
(L548)	43.37	S85°59'07"E
(L549)	44.31	N77°50'56"E
(L550)	42.61	S85°47'36"E

Easement Line Table		
Line #	Length	Direction
(L551)	33.62	S79°07'18"E
(L552)	24.61	S64°30'32"E
(L553)	35.94	S58°05'23"E
(L554)	14.02	S45°00'23"E
(L555)	11.24	S30°48'46"E
(L556)	84.54	S10°21'36"E
(L557)	39.15	S31°29'38"E
(L558)	31.08	S32°53'46"E
(L559)	34.37	S66°44'57"E
(L560)	241.48	N23°58'07"E
(L561)	276.11	N58°43'38"E
(L562)	100.23	N73°33'51"E
(L563)	91.76	S88°16'00"E
(L564)	89.32	S71°54'10"E
(L587)	279.69	N09°00'26"E
(L588)	117.05	N00°32'27"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C372)	88.14	375.00	N16°32'43"E	87.93	44.27	13°27'59"
(C440)	38.27	25.00	N71°21'09"E	34.64	24.02	87°43'04"
(C441)	26.15	25.00	N47°52'59"W	24.97	14.41	59°55'55"

JOINT USE ACCESS EASEMENTS				
NUMBER	STREET NAME	LOTS SERVED	BLOCK	DOCUMENT NUMBER
1	MARMASET WAY	27-30	AA	
2	MARMASET WAY	31-34	AA	
3	MARMASET WAY	35-38	AA	
4	BREEZE HILL DRIVE	39-42	AA	
5	BREEZE HILL DRIVE	43-46	AA	
6	BREEZE HILL DRIVE	47-50	AA	
7	BREEZE HILL DRIVE	51-54	AA	
8	BREEZE HILL DRIVE	55-58	AA	
9	BREEZE HILL DRIVE	59-62	AA	
10	BREEZE HILL DRIVE	1-4	V	
11	BREEZE HILL DRIVE	5-8	V	
12	BREEZE HILL DRIVE	9-12	V	
13	BREEZE HILL DRIVE	13-16	V	
14	BREEZE HILL DRIVE	17-20	V	
15	BREEZE HILL DRIVE	21-24	V	
16	BREEZE HILL DRIVE	25-28	V	
17	BREEZE HILL DRIVE	29-32	V	
18	BREEZE HILL DRIVE	1-4	O	
19	BREEZE HILL DRIVE	5-8	O	
20	BREEZE HILL DRIVE	9-12	O	
21	BREEZE HILL DRIVE	13-16	O	
22	BREEZE HILL DRIVE	1-4	N	
23	BREEZE HILL DRIVE	5-8	N	
24	BREEZE HILL DRIVE	9-10	N	
25	HAMADRYAS DRIVE	55-58	J	
26	HAMADRYAS DRIVE	59-62	J	
27	HAMADRYAS DRIVE	63-66	J	
28	HAMADRYAS DRIVE	67-70	J	
29	HAMADRYAS DRIVE	71-74	J	
30	HAMADRYAS DRIVE	75-78	J	
31	HAMADRYAS DRIVE	79-82	J	
32	HAMADRYAS DRIVE	29-32	H	
33	HAMADRYAS DRIVE	25-28	H	
34	HAMADRYAS DRIVE	21-24	H	
35	HAMADRYAS DRIVE	17-20	H	
36	HAMADRYAS DRIVE	13-16	H	
37	HAMADRYAS DRIVE	9-12	H	
38	HAMADRYAS DRIVE	5-8	H	
39	HAMADRYAS DRIVE	1-4	H	
40	ZEBU PATH	1-4	A	
41	ZEBU PATH	5-8	A	
42	ZEBU PATH	9-12	A	

SHEET NO. 13 OF 14



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

CASE NO. C8J-2020-0148.1A

PROSPECT PARK, PHASE 1

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 A 230.315 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 198.302 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. (AKA CARMA EASTON) 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. (AKA CARMA EASTON) DOCUMENT NO. 2007204509, O.P.R.T.C.T., A PORTION OF THAT CALLED 81.018 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. (AKA CARMA EASTON) IN DOCUMENT NO. 2006246454, O.P.R.T.C.T., A PORTION OF THAT CALLED 103.415 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. (AKA CARMA EASTON) IN DOCUMENT NO. 2006224021, O.P.R.T.C.T., AND A PORTION OF THAT CALLED 42.558 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. (AKA CARMA EASTON) IN DOCUMENT NO. 2008083861, O.P.R.T.C.T.,

DO HEREBY SUBDIVIDE 230.315 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:

"PROSPECT PARK, PHASE 1"

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 :

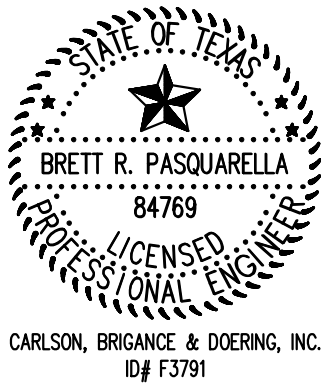
I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF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

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT 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) # 48453C0614K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: XXX' M.S.L.

CERTIFIED TO THIS THE _____ DAY OF _____, 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 OF THE CITY OF AUSTIN CODE AND 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 _____ DAY OF _____, 20____, 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 REPLATING 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: NILGAI DRIVE, AMBERGILL COURT, ARACARI COVE, AUSBUCK AVENUE, BINNEWATER WAY, BOATHOUSE DRIVE, BANDSHELL DRIVE, BREEZEHILL DRIVE, CALVERT WAY, COTA VISTA DRIVE, ENDALE ARCH DRIVE, TURACO TRAIL, FALKKILL DRIVE, FLATBUSH DRIVE, FINAL DRIVE, GOLDEN LION DRIVE, HAMADRYAS DRIVE, LEFRAK DRIVE, LULLWATER TRAIL, MARMASET WAY, PEAFOWL STREET, OLMSTEAD WAY, PALLAS CAT DRIVE, PARISTYLE DRIVE, PEDAL BOAT DRIVE, PICNIC HOUSE PATH, THE RAVINE WAY, WIGGY WAY, DINGO DRIVE, WINKLE WAY, AND ZEBU 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 LOTS 67-69, BLOCK A, LOT 26, BLOCK C, LOT 19, BLOCK F, LOT 35, BLOCK G, LOT 33, BLOCK H, LOTS 83-84, BLOCK J, LOT 11, BLOCK L, LOT 37, BLOCK M, LOT 63, BLOCK N, LOT 17, BLOCK O, LOT 25, BLOCK P, LOT 20, BLOCK Q, LOT 33, BLOCK V, LOT 45, BLOCK W, LOT 19, BLOCK X, LOT 63, BLOCK AA, LOT 1, BLOCK CC, LOT 1, BLOCK DD, AND LOT 1, BLOCK EE. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES.

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

19. DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.

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

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

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

25. 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 14.

26. PARKLAND DEDICATION FOR 775 RESIDENTIAL UNITS IS SATISFIED PER ORDINANCE NO. 20151217-080 BY THE PARKLAND DEDICATION OF LAND. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PLAT AS LOT 68, BLOCK A, LOT 26, BLOCK C, LOT 19, BLOCK F, LOT 35, BLOCK G, LOT 33, BLOCK H, LOTS 83-84, BLOCK J, LOT 11, BLOCK L, LOT 37, BLOCK M, LOT 63, BLOCK N, LOT 17, BLOCK O, LOT 25, BLOCK P, LOT 20, BLOCK Q, LOT 33, BLOCK V, LOT 45, BLOCK W, LOT 19, BLOCK X, AND LOT 63, BLOCK AA.

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

28. 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.

29. 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.

30. 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.

31. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE PROSPECT PARK, PHASE 1 PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

32. THE DRIVEWAYS ALONG BREEZEHILL DRIVE, HAMADRYAS DRIVE, MARMASET WAY, AND ZEBU PATH 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-2020-0148.1B.

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

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

35. 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.

36. 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.

37. APPROVAL OF THIS PLAT IN NO WAY GRANDFATHERS OR EXEMPTS DEVELOPMENT REQUIREMENTS ON THIS SITE FOR FLOODPLAIN COMPLIANCE. DEVELOPMENT PERMIT APPLICATIONS ARE GOVERNED BY THE REGULATIONS THAT ARE IN PLACE AT THE TIME THE PERMIT IS APPLIED FOR, NOT NECESSARILY THOSE IN PLACE AT THE TIME OF SUBDIVISION 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.

39. THIS PLAT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS AND PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT NUMBER 2020178523 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

40. INTERMEDIATE WATERWAY CRITICAL WATER QUALITY ZONE ADJACENT TO THIS PLAT IS SUBJECT TO RIPARIAN HEALTH ASSESSMENT AND RESTORATION PER THE PILOT KNOB PUD TO BE ASSESSED WITH THE SUBDIVISION CONSTRUCTION PLANS.

41. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION MEET PILOT KNOB PUD SIZING REQUIREMENTS.

42. WILLIAM CANNON AND COLTON BLUFF SPRINGS ROAD INTERSECTION, A SIGNAL WARRANT ANALYSIS WILL BE PROVIDED NO LATER THAN NOVEMBER 1, 2021 FOR REVIEW. IF THIS IS NOT PROVIDED, THE PERMITS FOR CONSTRUCTION PLANS WILL NOT BE ISSUED FOR ANY FUTURE PHASE/PLAT.

43. WILLIAM CANNON AND CARDINAL BLOOM LOOP/ROADWAY 1B INTERSECTION, A SIGNAL WARRANT ANALYSIS WILL BE PROVIDED WITHIN 2 MONTHS OF ANY ONE OF THE FOLLOWING OCCURRING:

- A. OPENING OF THE DEVELOPMENT ON LOT 1A, BLOCK 1, EASTON PARK 1B AMENDED PLAT RESUBDIVISION OF LOT 1A AND 2A, RECORDED IN THE O.T.C.R. DOCUMENT NUMBER 202100043.
- B. OPENING OF THE DEVELOPMENT ON LOT 6A, BLOCK 2, EASTON PARK 1B AMENDED PLAT RESUBDIVISION OF LOT 1A AND 2A, RECORDED IN THE O.T.C.R. DOCUMENT NUMBER 202100043.
- C. OPENING OF THE DEVELOPMENT ON LOT 4A-2, BLOCK C, RESUBDIVISION OF LOT 4A EASTON PARK, SECTION 1B AMENDED, RECORDED IN THE O.T.C.R. DOCUMENT NUMBER _____.
- D. CONNECTION OF UNION PAK LANE TO COLTON BLUFF SPRINGS ROAD

IF THE WARRANT ANALYSIS IS NOT PROVIDED WITH THESE STIPULATIONS, THE PERMITS FOR CONSTRUCTION PLANS WILL NOT BE ISSUED.

SHEET NO. 14 OF 14

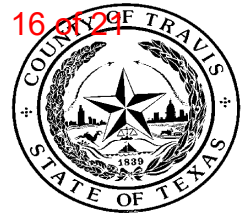


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J: \AC3D\5207\Survey\PLAT - PROSPECT PARK PHASE 1

CASE NO. C8J-2020-0148.1A

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2020-0148.1A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Prospect Park Phase 1 Final Plat
LOCATION: 7931-1/2 APOGEE BLVD



SUBMITTAL DATE: September 13, 2021
REPORT DUE DATE: October 7, 2021
FINAL REPORT DATE: October 6, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of December 13, 2021. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is December 13, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTAL INSTRUCTIONS:

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
Travis Co. Subdivision : Sue Welch
911 Addressing : Jorge Perdomo
Environmental : Pamela Abee-Taulli
PARD / Planning & Design : Robynne Heymans
Site Plan Plumbing : Juan Beltran
Subdivision : Juan Enriquez
Water Quality : David Marquez
Travis Co. Transportation : Christine Connor
ERM : Ana Gonzalez

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review needs to be revised for the following street;

AD2: Please update label for TURACO TRL on page 5

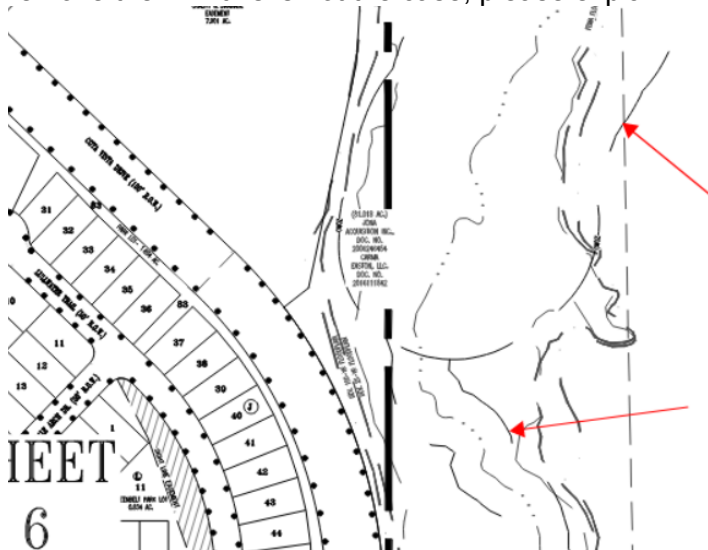
NOTE: It is incorrectly labeled as Esdale Bridge Dr

§ 30-2-155

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1 Remove the labels “MINOR WATERWAY.” Keep the labels for the waterway centerlines.

EV 2 Critical water quality zone buffers appear to be shown on the plat. If this is the case, please remove them. If this is not the case, please explain what the lines indicate and label them. For example:



EV 3 Add the following note: “Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.” [LDC 30-5, Article 7]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 4 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- The revegetation line-item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in

the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

- *NOTE: Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan will be required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]*

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: Easton Park area. A project assessment was submitted with the preliminary plan associated with this case (C8J-2020-0148PA). The floodplain study and analysis were reviewed with the project assessment and comments were to be cleared informally by the assigned floodplain reviewer (Katina Bohrer) per the email dated 04/07/21 to the engineer of record. **FROM PA on 5/6/2021: Project Assessment has been approved for moving forward with prelim/plat. Modeling will need to be confirmed to still be valid at Subdivision Construction Stage. Any changes between plan and modeling will need to be addressed at that stage. Culvert modeling was reviewed with this PA as the culverts will be proposed at a future stage (may not be with this particular case, but will be with one of the adjacent cases. See PA comments to see the comments which need to be addressed with SubConst when the time comes (they all pertain to obtaining offsite easements to contain rises in floodplain due to construction of roadways).** It was confirmed during completeness check that the models provided during CC_1 matched the approved models from the Project Assessment. No model review needed for Plat. It has been confirmed that the floodplain delineations match the project assessment as well.

No comments

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

9/29/2021

Update 0:

PR 1: Please contact this reviewer to update the overall PUD park tracking table with these park calculations.

Subdivision Review - Juan Enriquez – juan.enriquez@austintexas.gov

SR1. This property is located within the Limited Purpose Jurisdiction of the City of Austin and its Extra Territorial Jurisdiction (ETJ). It is also located within the Desired Development Zone (Suburban) and therefore Travis County is the lead agency on this application and the City of Austin is the zoning reviewer.

The property has a zoning designation of Pilot Knob PUD, Zoning Ordinance No. 20170302-014. All site development regulations will be subject to the standards under the PUD (Mixed Residential Area – Residential Detached, Yard House and Others) and the approved Preliminary Plan. 30-1-113

SR2. The minimum lot size for single family lots is 1,200 square feet (1,400 square feet for corner lots) with a 20 foot minimum lot width (25 feet for corner lots). Please add one exhibit for the minimum standard lot size with the lot width and also an exhibit for a corner lot with the minimum lot size and minimum lot width on the plat. Also, add the below table next to the exhibits for easy referencing. 30-1-113

	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)
Minimum Lot Width	20 FT. 25 FT. on corner lots

SR3. Please revise the following administrative approval block: 30-1-113

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

Juan Enriquez for:

Denise Lucas, Director

Development Services Department

SR4. Plat note # 27 of the approved Preliminary Plan calls for a minimum of three (3) off street parking spaces required for each single family lot in the subdivision. However, plat note #24 of the final plat calls for two parking spaces. Did something change? Please verify which one is accurate and the plat note should match. Contact the County Transportation Reviewer to confirm. 30-1-113

SR5. Revise plat notes #20 & 26 to reference both PUD approval of Zoning Ordinance No. 20161110-032 & 20170302-014. 30-1-113

Water Quality Review - David Marquez - 512-974-3389

WQ1 For note 21, the IPM note may be removed as this will be addressed with the construction of the pond along with the ECM requirements associated with the construction. The maintenance and the IPM will be completed with the construction plans.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

No comments for your consideration

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Provide a survey tie across each street to verify the street ROW (missing on a few) and in the street table. 30-2-113
2. Final joint access easements will be recorded with the plat. Final approval by City of Austin Legal for formal signatures is pending. 30-2-113
3. Verify if the drainage maintenance agreement will be deferred to construction plans - please coordinate with WQ/DE reviewer to update the plat note. 30-2-113

4. Verify if the Integrated Pest Management Plan is required with the plat or construction plans - please coordinate with WQ/DE reviewer to update the plat note. 30-2-113

Travis Co. Transportation Review - Christine Connor - 512-854-7215

- 1) Ausblick is shown as right-of-way varies. It needs to be shown as 70' in width, like it is shown in the preliminary plan. If the right-of-way varies at the traffic circles, just note that.
- 2) Show survey ties across all roadways indicating the width.

Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215

- 1) No comments

ERM Review - Ana Gonzalez - 512-974-2929

- ERM 1. **Update 0** This proposed plat need to comply with riparian restoration provision established in the PUD Ordinance 20161110-032 Part 6, item K. Update the note regarding restoration plan to match the approved preliminary plan note.

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

ATD Engineering Review - Sydnie Fiocca - 512-978-1670

- ATD1.** Provide a copy of the minor deviation letter to the preliminary plan for the streets/table. LDC 25-4-59, 25-4-61. Provide survey ties on Zebu Path ROW to verify the 56'. Cota Vista Drive and Ausblick Avenue cross section does not match the preliminary plans (missing median) – clarify if this will be shown on the construction plans or plat.

End of report



B-14

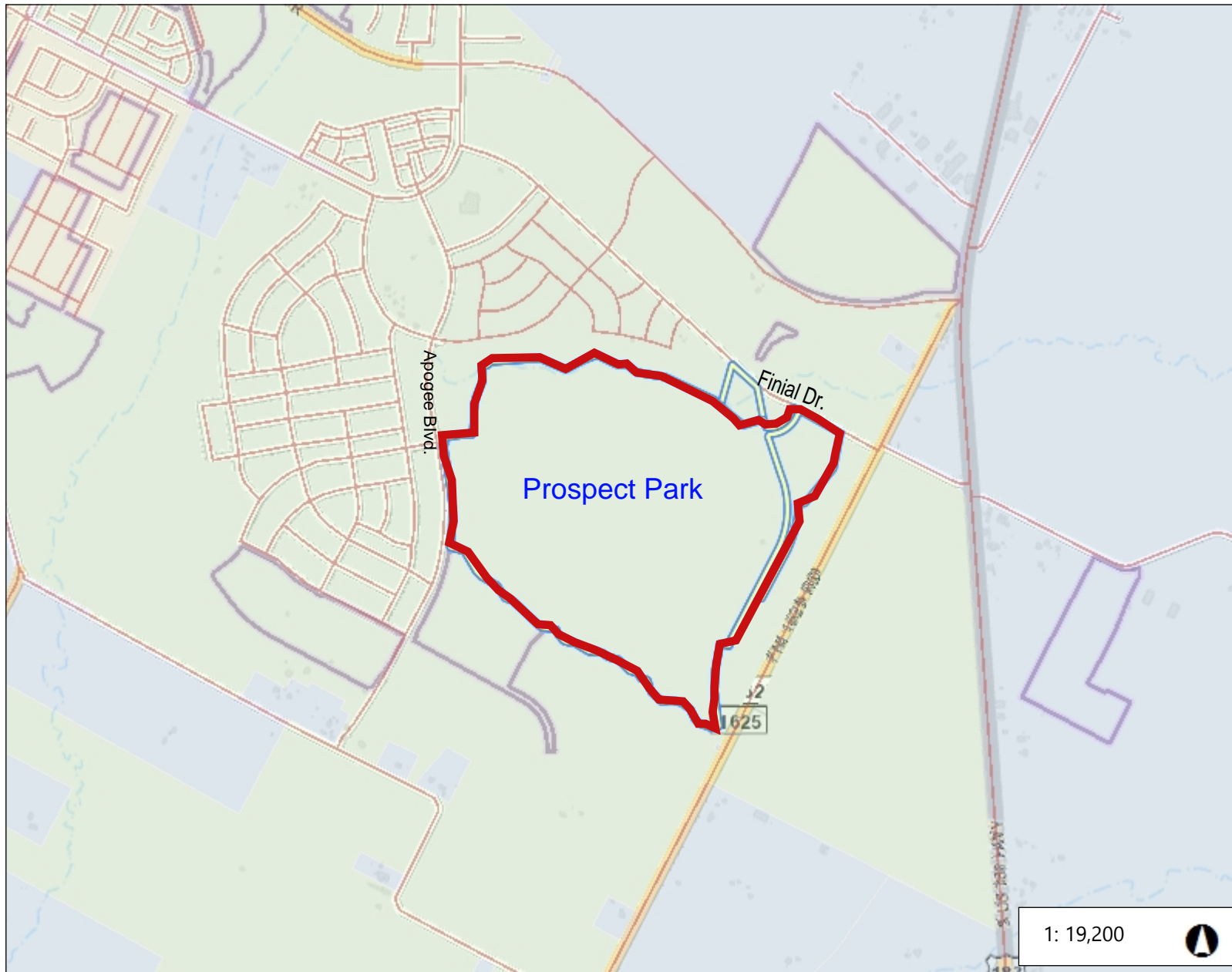
Property Profile

Prospect Park Phase 1 Final Plat Location Map

21 of 21

Legend

- Streets
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Subdivision Cases- IN REVIEW



1: 19,200



0.6 0 0.30 0.6 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

9-29-21

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Notes

Prospect Park Phase 1 Final Plat
C8J-2020-0148.1A