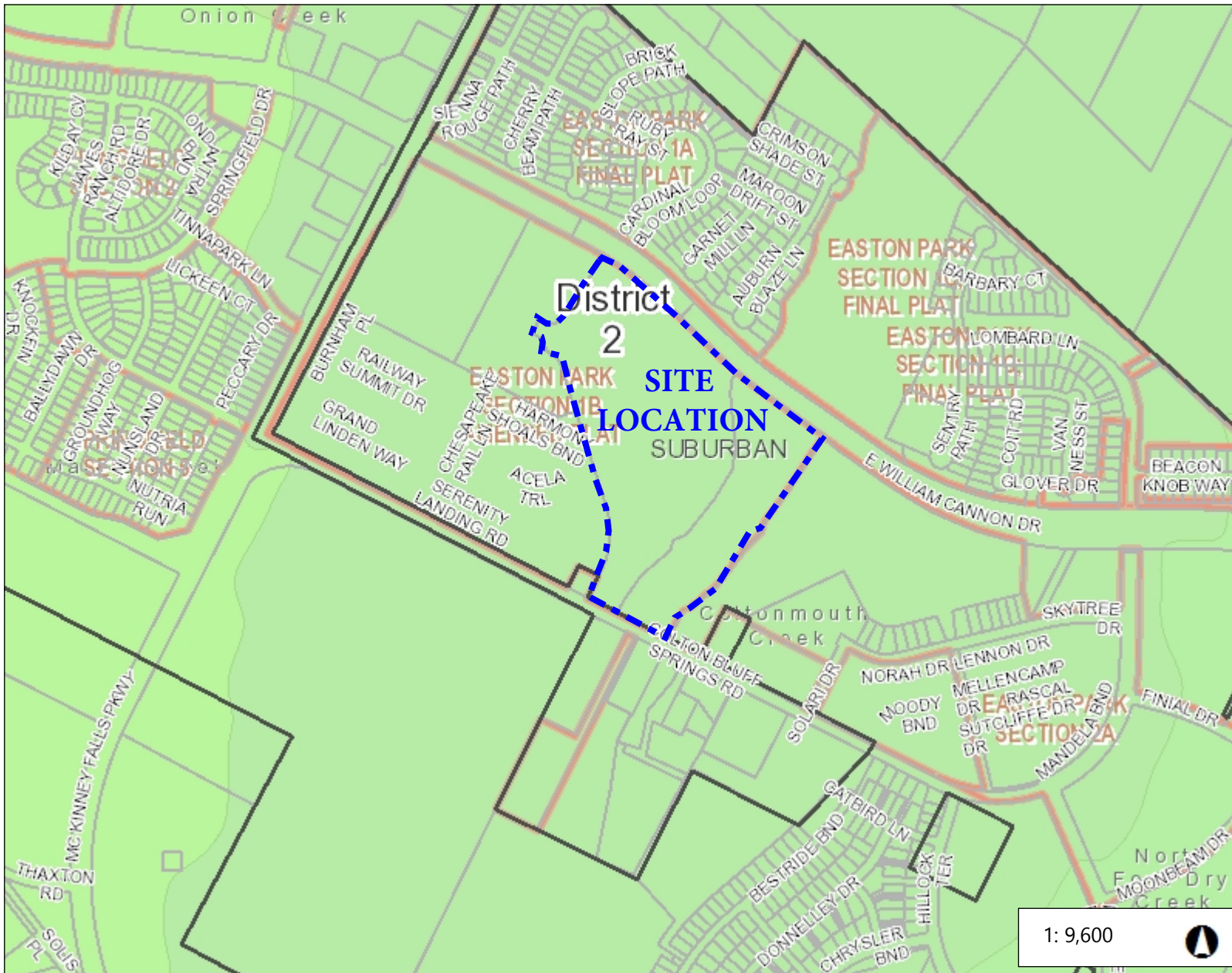


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0212.1A**P.C. DATE:** October 13, 2020**SUBDIVISION NAME:** Resubdivision of Lot 4A, Easton Park Section 1B Amended Plat**AREA:** 25.43 acres**LOT(S):** 4**OWNER/APPLICANT:** Carma Easton LLC,**AGENT:** Brett Pasquarella/Bill Couch, Carlson, Brigance, & Doering (512) 280-5160**ADDRESS OF SUBDIVISION:** Approximately 7401 ½ E. William Cannon**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** Mixed Residential/Park/Landscape/PUE/Detention-WQ**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:****SIDEWALKS:** Sidewalks will be provided on William Cannon, Union Park Lane and Dunant Way**DEPARTMENT COMMENTS:** The request is for approval of Resubdivision of Lot 4A, Easton Park Section 1B Amended Preliminary Plan. The proposed resubdivision is from 1 lot to 4 lots and Union Park Lane and Dunant Way right-of-way. The plat is composed of 1 mixed residential lot 1 park lot, 1 landscape/utility easement lot, and 1 detention/water quality/greenbelt lot, and right-of-way for Union Park Lane and Dunant Way for a total of 25.43acres. Water and wastewater will be from the City of Austin. Parkland is in compliance with the Easton Park PUD.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sue Welch**PHONE:** (512) 854-7637Email address: [sue.welch@traviscountytx.gov](mailto:sue.welch@traviscountytx.gov)



### Legend

- Street Labels
- Council District
- TCAD Parcels
- Recorded Subdivision
- Jurisdiction**
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ
- Desired Development Zone**
- Yes - Desired Development Zone
- No - Drinking Water Protection Zone
- Watershed**
- Barton Creek
- Bear Creek
- Bear Creek West
- Bee Creek
- Blunn Creek
- Boggy Creek
- Bohls Hollow
- Brushy Creek
- Bull Creek
- Buttercup Creek
- Buttermilk Branch
- Carson Creek
- Cedar Creek
- Cedar Hollow
- Coldwater Creek
- Colorado River
- Commons Ford Creek
- Connors Creek



1: 9,600

0.3 0 0.15 0.3 Miles

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

8-23-18

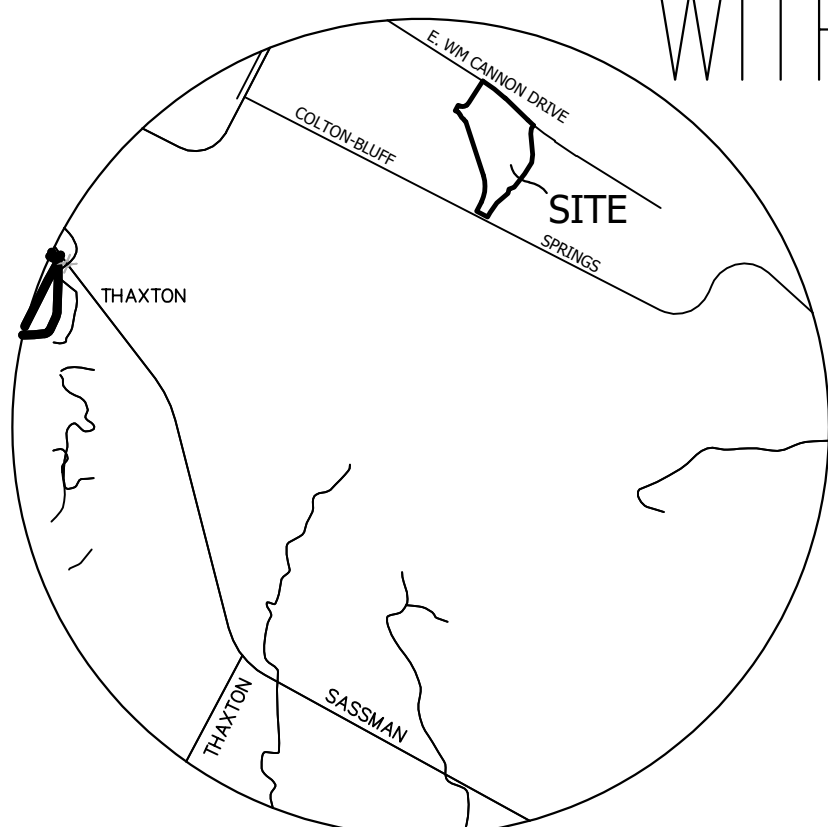
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is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

### Notes

Resubdivision of Lot 4 Easton Park Section 1B Amended

# RESUBDIVISION OF LOT 4A, EASTON PARK, SECTION 1B AMENDED 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

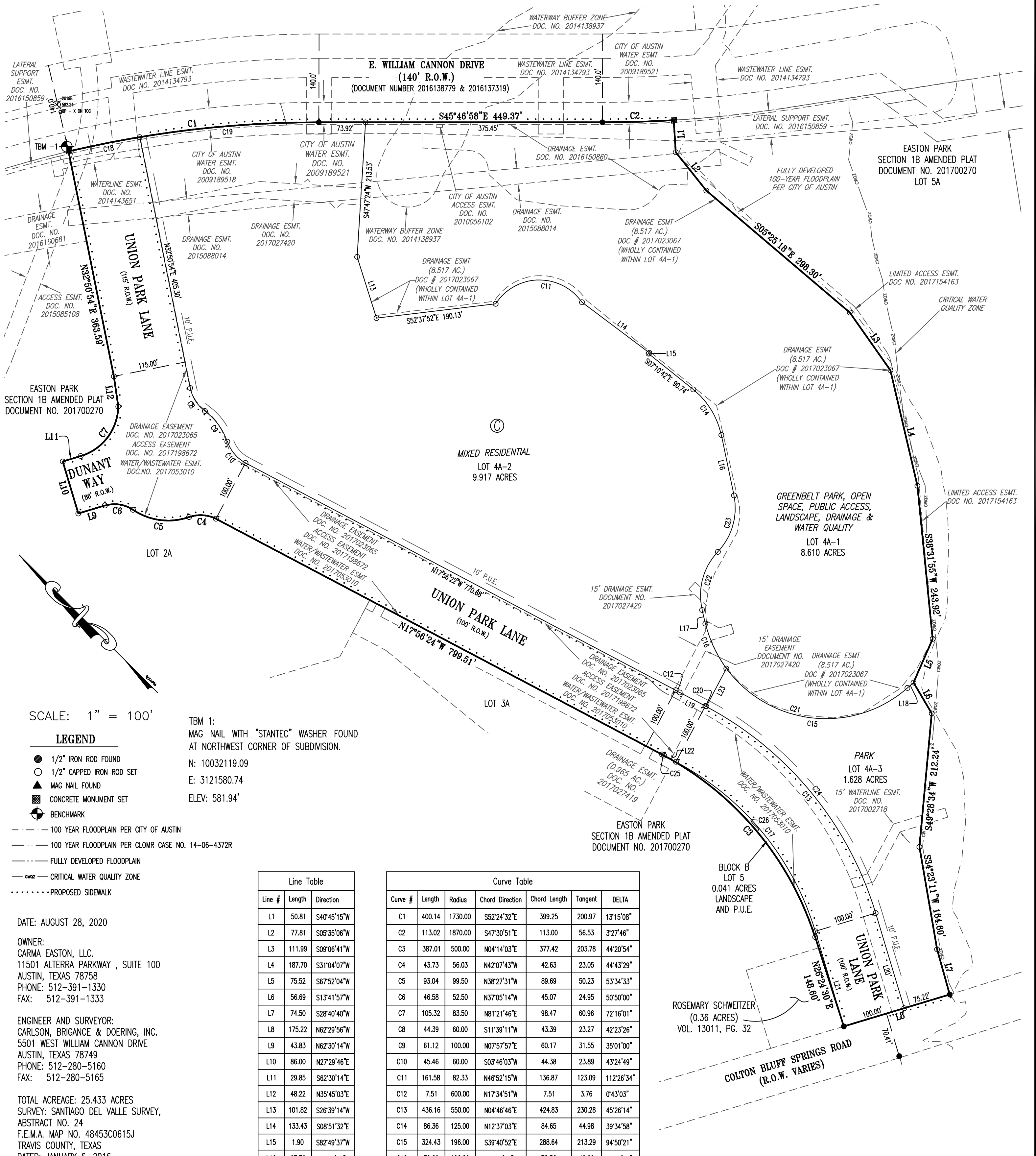
**C8J-2018-0212.1A**

**SHEET NO. 1 OF 3**



PATH-J: AC3D\5024\SURVEY\PLAT- EASTON PARK 1-B REPLAT OF LOT 4A

# RESUBDIVISION OF LOT 4A, EASTON PARK, SECTION 1B AMENDED



SCALE: 1" = 100'

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ▲ MAG NAIL FOUND
- CONCRETE MONUMENT SET
- ⊕ BENCHMARK

TBM 1:  
MAG NAIL WITH "STANTEC" WASHER FOUND  
AT NORTHWEST CORNER OF SUBDIVISION.  
N: 10032119.09  
E: 3121580.74  
ELEV: 581.94'

- - - 100 YEAR FLOODPLAIN PER CITY OF AUSTIN
- - - 100 YEAR FLOODPLAIN PER CLOMR CASE NO. 14-06-4372R
- - - FULLY DEVELOPED FLOODPLAIN
- - - CRITICAL WATER QUALITY ZONE
- - - PROPOSED SIDEWALK

DATE: AUGUST 28, 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: 25.433 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:	4
NO. OF MIXED RESIDENTIAL LOTS:	1
NO. OF PARK LOTS:	1
NO. OF GREENBELT, PARK, OPEN SPACE PUBLIC ACCESS, L.S.E., D.E., AND WATER QUALITY LOTS:	1
NO. OF LANDSCAPE AND P.U.E LOTS:	1
NO. OF BLOCKS:	2

RIGHT-OF-WAY	LINEAR FOOTAGE
UNION PARK LANE VARIES (100'-115')	1,999'
DUNANT WAY 86' R.O.W.	160'
TOTAL	2,159'

Line #	Length	Direction
L1	50.81	S40°45'15"W
L2	77.81	S05°35'06"W
L3	111.99	S09°06'41"W
L4	187.70	S31°04'07"W
L5	75.52	S67°52'04"W
L6	56.69	S13°41'57"W
L7	74.50	S28°40'40"W
L8	175.22	N62°29'56"W
L9	43.83	N62°30'14"W
L10	86.00	N27°29'46"E
L11	29.85	S62°30'14"E
L12	48.22	N35°45'03"E
L13	101.82	S26°39'14"W
L14	133.43	S08°51'32"E
L15	1.90	S82°49'37"W
L16	97.79	S32°24'32"W
L17	22.22	N30°51'35"E
L18	12.82	S87°06'03"E
L19	45.92	N17°56'21"W
L20	157.29	N27°29'52"E
L21	157.29	N27°29'52"E
L22	21.15	N17°56'21"W
L23	67.86	S72°03'36"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	400.14	1730.00	S52°24'32"E	399.25	200.97	13°15'08"
C2	113.02	1870.00	S47°30'51"E	113.00	56.53	3°27'46"
C3	387.01	500.00	N04°14'03"E	377.42	203.78	44°20'54"
C4	43.73	56.03	N42°07'43"W	42.63	23.05	44°43'29"
C5	93.04	99.50	N38°27'31"W	89.69	50.23	53°34'33"
C6	46.58	52.50	N37°05'14"W	45.07	24.95	50°50'00"
C7	105.32	83.50	N81°21'46"E	98.47	60.96	72°16'01"
C8	44.39	60.00	S11°39'11"W	43.39	23.27	42°23'26"
C9	61.12	100.00	N07°57'57"E	60.17	31.55	35°01'00"
C10	45.46	60.00	S03°46'03"W	44.38	23.89	43°24'49"
C11	161.58	82.33	N46°52'15"W	136.87	123.09	112°26'34"
C12	7.51	600.00	N17°34'51"W	7.51	3.76	0°43'03"
C13	436.16	550.00	N04°46'46"E	424.83	230.28	45°26'14"
C14	86.36	125.00	N12°37'03"E	84.65	44.98	39°34'58"
C15	324.43	196.00	S39°40'52"E	288.64	213.29	94°50'21"
C16	79.09	196.00	S19°17'57"W	78.56	40.09	23°07'17"
C17	356.86	450.00	N04°46'46"E	347.58	188.41	45°26'14"
C18	115.02	1730.00	S57°07'49"E	115.00	57.53	3°48'34"
C19	285.12	1730.00	S50°30'15"E	284.80	142.88	9°26'34"
C20	1.61	550.00	N17°51'18"W	1.61	0.81	0°10'06"
C21	403.52	196.00	S28°07'14"E	335.94	325.94	117°57'38"
C22	99.41	100.00	S59°20'21"W	95.37	54.25	56°57'32"
C23	96.71	100.00	N60°06'50"E	92.98	52.51	55°24'35"
C24	434.55	550.00	N04°51'49"E	423.34	229.33	45°16'08"
C25	3.64	500.00	N17°43'53"W	3.64	1.82	0°25'01"
C26	383.37	500.00	N04°26'34"E	374.05	201.66	43°55'53"

**SHEET NO. 2 OF 3**

C B D

**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

# RESUBDIVISION OF LOT 4A, EASTON PARK, SECTION 1B AMENDED

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

### COMMISSIONERS COURT RESOLUTION

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF LOT 4A, EASTON PARK, SECTION 1B AMENDED PLAT, RECORDED IN DOCUMENT NUMBER 201700270, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A 25.433 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE SURVEY ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RE-SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RE-SUBDIVIDE 25.433 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:

### "RESUBDIVISION OF LOT 4A, EASTON PARK, SECTION 1B AMENDED"

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HERBY RE-SUBDIVIDE

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

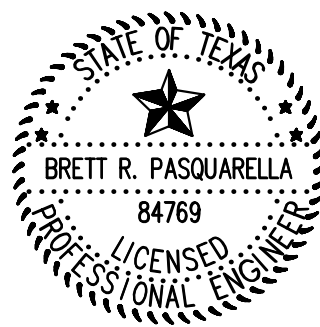
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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 CITY OF AUSTIN'S TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0-615J, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016, COMMUNITY #481026

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



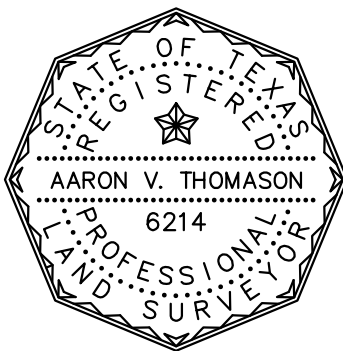
CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

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 THE CITY OF AUSTIN'S 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 \_\_\_\_\_ 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



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

BY: 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. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURES, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
5. 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.
6. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
7. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
8. 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.

9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.

10. 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 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

12. 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.

13. 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: E. WILLIAM CANNON DRIVE, UNION PARK DRIVE, DUNANT WAY & COLTON BLUFF SPRINGS ROAD. 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.

14. 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.

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

16. MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES" RECORDED IN DOCUMENT NO. 2017023067, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

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

19. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE NO. 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. PARKLAND DEDICATION HAS BEEN SATISFIED BY THE DEDICATION OF LOT 5 (11.43 ACRES OF PARKLAND, 3.11 CREDITED ACRES) WITH CBJ-2017-0047.0A AND PARKLAND DEDICATED WITH THIS RESUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PLAT AS LOT 4A-1 (1.999 CREDITED ACRES), AND LOT 4A-3 (1.628 CREDITED ACRES). FISCAL SURETY HAS BEEN POSTED WITH THE CITY OF AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT TO EASTON PARK SECTION 2A AND PARK AMENITIES.

20. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NUMBER 2017147489, O.P.R.T.C.TX.

21. FISCAL SURETY HAS BEEN POSTED WITH THE CITY OF AUSTIN FOR TRAIL CONSTRUCTION TO CONNECT TO EASTON PARK SECTION 2A.

22. LOT 4A-3; BLOCK C AND LOT 5; BLOCK B IS RESTRICTED FROM ACCESS TO COLTON BLUFF SPRINGS ROAD.

23. THE OWNER/HOA OR ASSIGNS WILL OWN AND MAINTAIN LOT 4A-1, LOT 4A-3; BLOCK C AND LOT 5; BLOCK B.

24. NO PORTION OF THIS TRACT IS WITHIN THE THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0-615J, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016, COMMUNITY #481026.

25. A SITE DEVELOPMENT PERMIT NEEDS TO BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION ON LOTS.

26. IF THE SITE DENSITY OR PLANNED LAND USE IS CHANGED RESULTING IN AN INCREASED IMPACT ON TRAFFIC OVER THAT IDENTIFIED IN THE APPROVED TIA, SUCH AS TRAFFIC VOLUMES, OR MIX, CHANGES THAT INCREASE TRAFFIC IMPACTS, THEN THE SITE MUST BE RE-ASSESSED BASED ON THE SITES PROPOSED IMPACT TO TRAFFIC.

27. THIS PLAT IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS WITH TRAVIS COUNTY.

## SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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