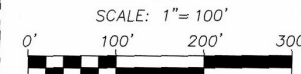


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0176.1A**ZAP DATE:** Nov. 5, 2019**SUBDIVISION NAME:** Pioneer Hill Section 5**AREA:** 26.20 ac.**LOT(S):** 130**OWNER:** Continental Homes of Texas, LP**AGENT/APPLICANT:** Terry S. Reynolds (Pape-Dawson Engineers)**ADDRESS OF SUBDIVISION:** 10017 ½ Dessau Rd      **COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** SF-6-CO, MF-4**PROPOSED LAND USE:** Single-family

**DEPARTMENT COMMENTS:** The request is for approval of a single-family subdivision consisting of 130 residential lots, 3 greenbelts, 1 park and 2 drainage lots with associated improvements.

**STAFF RECOMMENDATION:** Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov



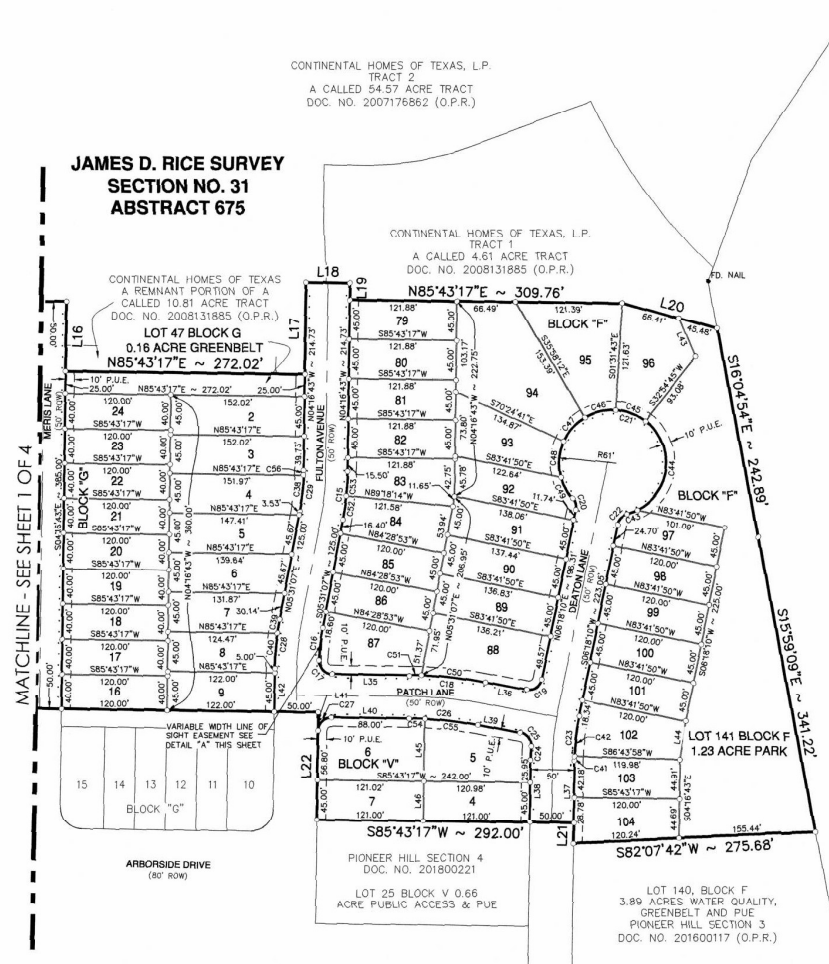
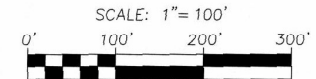
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MATCHLINE - SEE SHEET 2 OF 4

Civil Job No. 50937-05: Survey Job No. 50937-05 PIONEER HILL SECTION 5

C8-2018-0176.1A

SHEET 1 OF 4

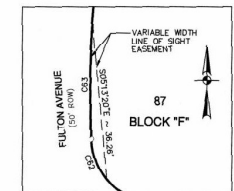
SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 5



LEGEND

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF
- TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS
- COUNTY, TEXAS
- DR DEED RECORDS OF TRAVIS
- COUNTY, TEXAS
- FD, LR FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- PUE PUBLIC UTILITY EASEMENT
- WWE WASTEWATER EASEMENT
- WWE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SIDEWALK

DETAIL "A"



**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MO-PAC EXPY., BLDG. 8, SUITE 200 | AUSTIN, TX 78759 | 512.484.8711  
TYPED FIRM REGISTRATION #470 | TYPED FIRM REGISTRATION #10008601



SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 5

PLAT NOTES:

1. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
3. PROPERTY OWNERS SHALL NOT RESTRICT ACCESS TO DRAINAGE EASEMENTS, NOR SHALL THEY PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE PURPOSES.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
6. THE OWNER OF THE SUBDIVISION AND HIS/HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS, WHICH SHALL COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
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 AUSTIN WATER. 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. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
9. BEFORE ANY CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO AND REVIEWED BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. RAINFALL RUNOFF RATES SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY ON-SITE PONDING OR OTHER APPROVED METHODS.
10. HOMEOWNER'S ASSOCIATION FACILITIES MUST BE APPROVED BY THE CITY OF AUSTIN.
11. FOR COVENANTS, CONDITIONS AND RESTRICTIONS TO THIS PROPERTY, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_.
12. A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN FOR ANY CONSTRUCTION WITHIN THIS SUBDIVISION, EXCEPT FOR DETACHED SINGLE-FAMILY HOME CONSTRUCTION.
13. THIS SUBDIVISION PLAT MUST BE APPROVED AND RECORDED BEFORE THE CONSTRUCTION OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DALESIDE LANE, ETALLEE COURT, AVERS LANE, TILDON AVENUE, MERIS LANE, FULTON AVENUE, DEATON LANE, AND PATCH LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 25-10, ARTICLE II.
16. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTIONS WITH THIS SUBDIVISION. ANY 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.
18. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM, WAS GRANTED FOR THIS SUBDIVISION ON DECEMBER 8, 2004 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.
19. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
22. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
23. PARKLAND DEDICATION FOR 130 UNITS WAS SATISFIED VIA LAND DEDICATION OF LOT 141 BLOCK F AND LAND DEDICATED IN CASES C8-2012-0049.3A AND C8-2017-0189.6A.
24. LOT 145, AND 146 BLOCK F; LOT 47, BLOCK G; AND LOT 45, BLOCK H, ARE FOR GREENBELT PURPOSES AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR HIS/HER ASSIGNS. THE WATER QUALITY POND LOCATED WITHIN LOT 145, BLOCK F, ALONG WITH ANY OTHER DRAINAGE IMPROVEMENTS LOCATED WITHIN THE LOTS LISTED ABOVE, SHALL BE MAINTAINED BY THE CITY OF AUSTIN. LOT 141 BLOCK F, IS FOR PARK PURPOSES AND MAINTAINED BY THE CITY OF AUSTIN. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
25. LOT 47, BLOCK A, IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
26. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
27. SLOPES IN EXCESS OF 15% EXIST ON LOTS 95 AND 96, BLOCK F. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 IN MEMORIO FIRM #420 1001 200 1 AUSTIN, TX 78701 1 817.444.8711  
TELEPHONE REGISTRATION #470 1 TEXAS FIRM REGISTRATION #10088601

SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 5

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH IAN J. CUDE, ASSISTANT SECRETARY, BEING OWNER OF A 26.204 ACRE TRACT OF LAND SITUATED IN THE JAMES D. RICE SURVEY, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 53.18 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 54.57 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 10.81 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 56.33 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 4.81 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL SITUATED IN THE JAMES D. RICE SURVEY, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 26.204 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

PIONEER HILL SECTION 5

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

IAN J. CUDE, ASSISTANT SECRETARY  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX 78750

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IAN J. CUDE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D..

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

DAVID WAHLOREN, CASE MANAGER, FOR:  
DENISE LUCAS, INTERIM DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

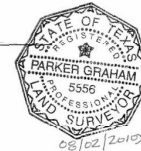
CHAIR \_\_\_\_\_ SECRETARY \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 10, 2017.

*Parker J. Graham*  
PARKER J. GRAHAM R.P.L.S. 5556

SURVEYING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711



ENGINEER'S CERTIFICATION:

I, DUSTIN GOSS, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0460K, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

*Dustin J. Goss*  
DUSTIN GOSS, P.E. 91805

ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.



DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY \_\_\_\_\_

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY. 10/05 - 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711  
TXPE FIRM REGISTRATION #470 | TEPIS FIRM REGISTRATION #1008801



 Subject Tract  
 Base Map

CASE#: C8-2018-0176.1A  
LOCATION: 10017-1/2 Dessau Rd.  
Pioneer Hill Section 5



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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.