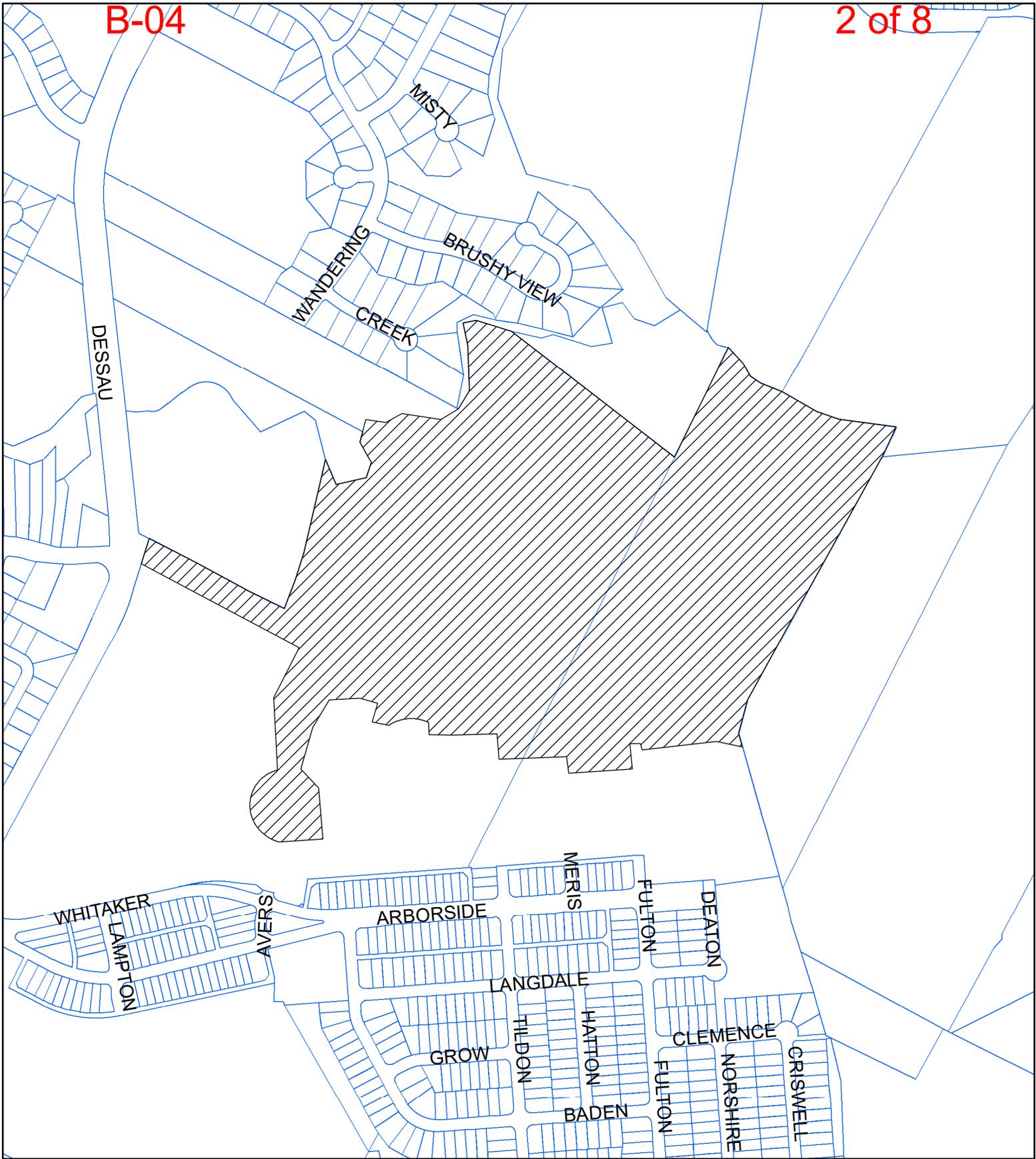


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0176.2A**ZAP DATE:** Dec. 17, 2019**SUBDIVISION NAME:** Pioneer Hill Section 6**AREA:** 76.25 ac.**LOT(S):** 159**OWNER:** Continental Homes of Texas, LP**AGENT/APPLICANT:** Terry S. Reynolds (Pape-Dawson Engineers)**ADDRESS OF SUBDIVISION:** 10017 ½ Dessau Rd      **COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** SF-6-CO, SF-4A**PROPOSED LAND USE:** Single Family**DEPARTMENT COMMENTS:** The request is for the approval of a single-family subdivision on 76.25 acres consisting of 154 residential lots, 1 parkland lot, 1 drainage lot, 1 wastewater lots and 2 greenbelt lots with associated street, drainage, water quality and utility 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



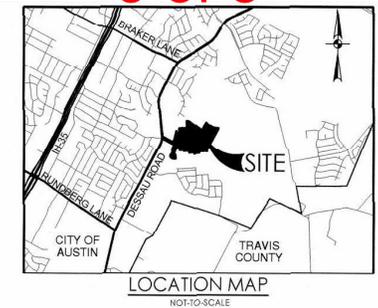
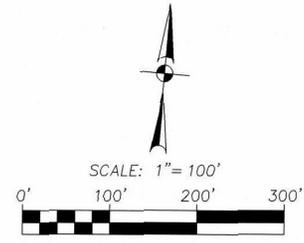
-  Subject Tract
-  Base Map

CASE#: C8-2018-0176.2A  
 LOCATION: 10017 1/2 DESSAU ROAD

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUBDIVISION PLAT OF PIONEER HILL SECTION 6



JAMES D. RICE SURVEY SECTION NO. 31 ABSTRACT 675

TIM & CINDY PINSON A CALLED 12.49 ACRE TRACT DOC. NO. 1999159414 (O.P.R.)

MATCHLINE - SEE SHEET 2 OF 6

LEGEND: DOC. NO., O.P.R., P.R., D.R., HD, I.P., FD, I.R., FOC, ROW, VOL., PG., P.U.E., CEF, WWE, (SURVEYOR), S, SW, NW, NE, etc.

CONTINENTAL HOMES OF TEXAS, L.P. A CALLED 53.18 ACRE TRACT DOC. NO. 2008131886 (O.P.R.)

OWNER/DEVELOPER: D.R. HORTON CONTINENTAL HOMES OF TEXAS, L.P. ADDRESS: 10700 PECAN PARK BLVD., SUITE 400 AUSTIN, TX 78750 (512) 533-1409 P

ACREAGE: 76.245 ACRES LOTS ACREAGE: 70.659 ACRES ROW ACREAGE: 5.586 ACRES

ENGINEER & SURVEYOR: PAPE-DAWSON ENGINEERS, INC. 10801 N MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TX 78759 (512) 454-8711 P (512) 459-8867 F

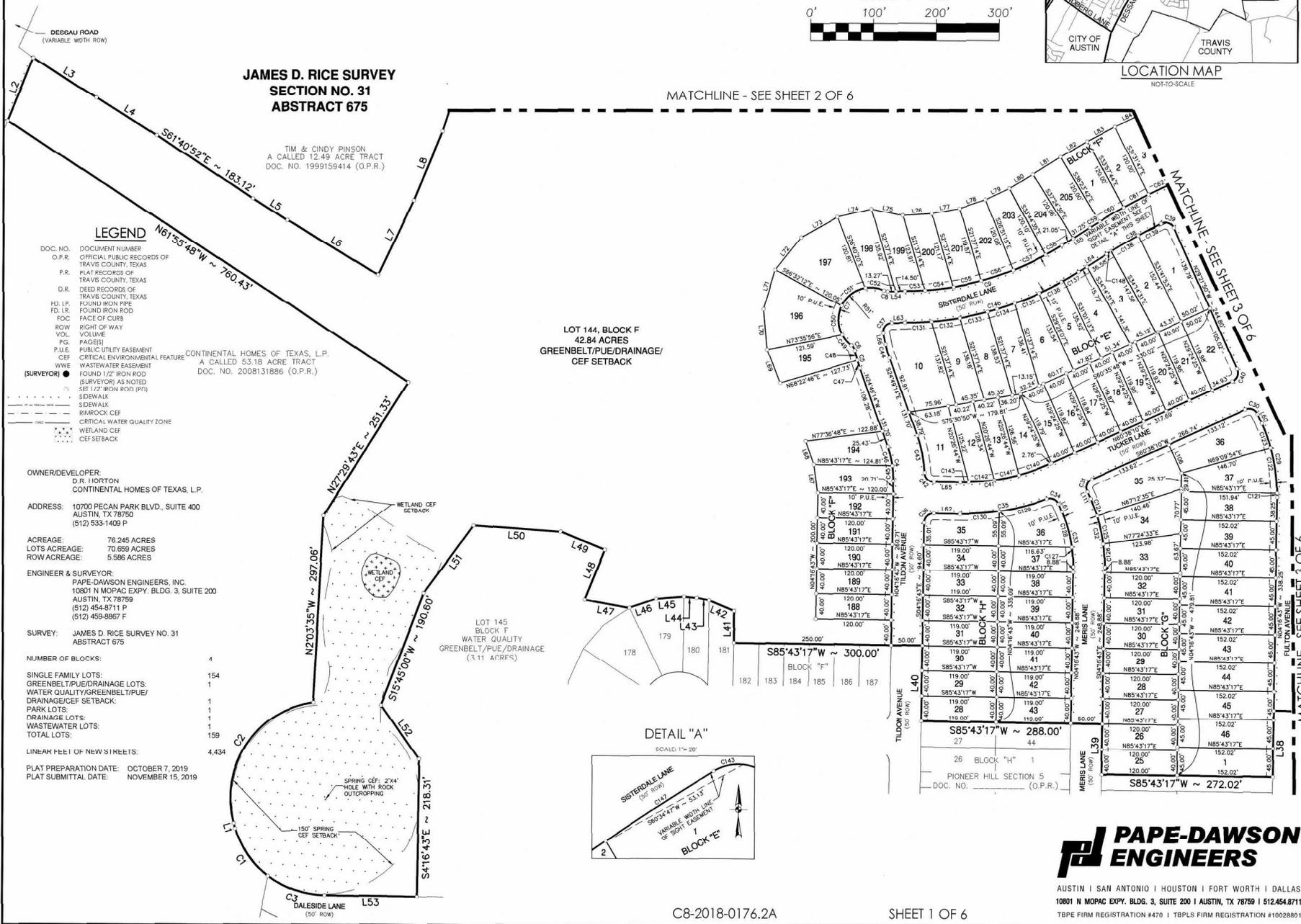
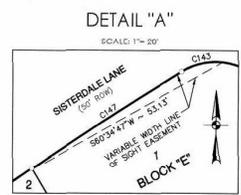
SURVEY: JAMES D. RICE SURVEY NO. 31 ABSTRACT 675

Table with 2 columns: NUMBER OF BLOCKS, SINGLE FAMILY LOTS, GREENBELT/PUE/DRAINAGE LOTS, WATER QUALITY/GREENBELT/PUE/DRAINAGE/CEF SETBACK, PARK LOTS, DRAINAGE LOTS, WASTEWATER LOTS, TOTAL LOTS. Values range from 4 to 159.

LINEAR FEET OF NEW SINES: 4,434. PLAT PREPARATION DATE: OCTOBER 7, 2019. PLAT SUBMITTAL DATE: NOVEMBER 15, 2019.

LOT 144, BLOCK F 42.84 ACRES GREENBELT/PUE/DRAINAGE/ CEF SETBACK

LOT 145 BLOCK T WATER QUALITY GREENBELT/PUE/DRAINAGE (3.11 ACRES)



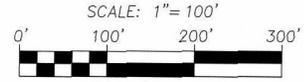
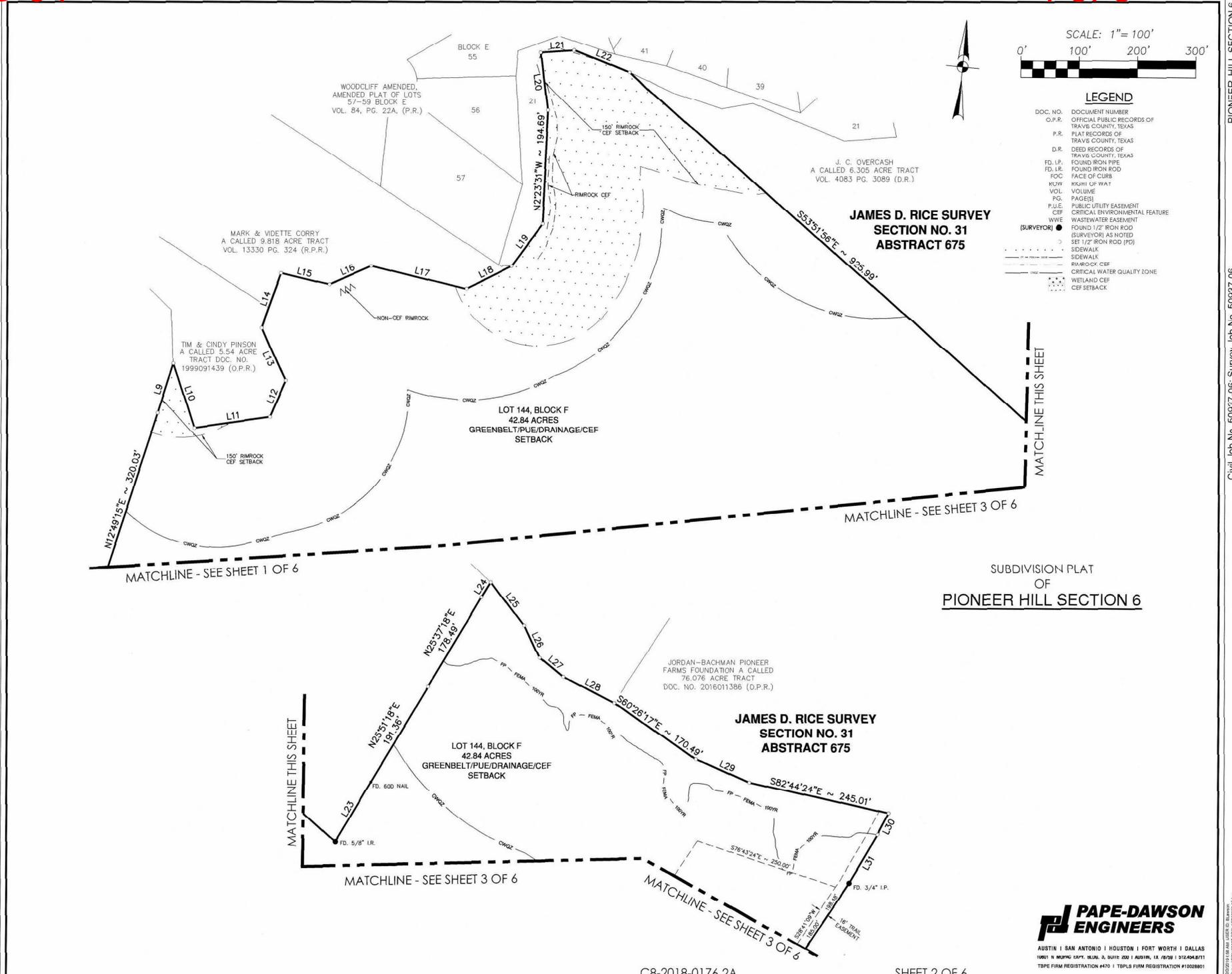
PIONEER HILL SECTION 6

Civil Job No. 50937-06; Survey Job No. 50937-06

MATCHLINE - SEE SHEET 3 OF 6



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS 10801 N MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



**LEGEND**

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAY RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
FD, I.P.	FOUND IRON PIPE
FD, I.R.	FOUND IRON ROD
FOC	FACE OF CURB
K.O.W.	KIWI UP WAT
VOL.	VOLUME
P.G.	PAGES
P.U.E.	PUBLIC UTILITY EASEMENT
CEF	CRITICAL ENVIRONMENTAL FEATURE
W.W.E.	WASTEWATER EASEMENT
(SURVEYOR)	● FOUND 1/2" IRON ROD (SURVEYOR) AS NOTED SET 1/2" IRON ROD (PO)
---	SIDEWALK
---	RIMROCK CEF
---	CRITICAL WATER QUALITY ZONE
---	WETLAND CEF
---	CEF SETBACK

SUBDIVISION PLAT  
OF  
**PIONEER HILL SECTION 6**

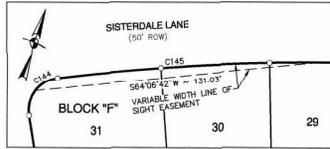
**PAPE-DAWSON ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 W. MEADOW CANY. BLVD. S. SUITE 200 | AUSTIN, TX 78726 | 512.494.8171  
TXPE FIRM REGISTRATION #470 | TDFLS FIRM REGISTRATION #10288801

PIONEER HILL SECTION 6  
Civil Job No. 50937-06; Survey Job No. 50937-06

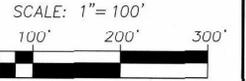
**LEGEND**

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD, LP, FOUND IRON PIPE
- FD, LR, FOUND IRON ROD
- FOC, FACE OF CURB
- ROW, RIGHT OF WAY
- VOL, VOLUME
- PG, PAGE(S)
- P.U.E, PUBLIC UTILITY EASEMENT
- CEF, CRITICAL ENVIRONMENTAL FEATURE
- WWE, WASTEWATER EASEMENT
- FOUND 1/2" IRON ROD (SURVEYOR)
- SET 1/2" IRON ROD (PD)
- , SIDEWALK
- , SIDEWALK
- , RIMROCK COT
- , CRITICAL WATER QUALITY ZONE
- , WETLAND CEF
- , CEF SETBACK

**DETAIL "B"**



**SUBDIVISION PLAT OF PIONEER HILL SECTION 6**



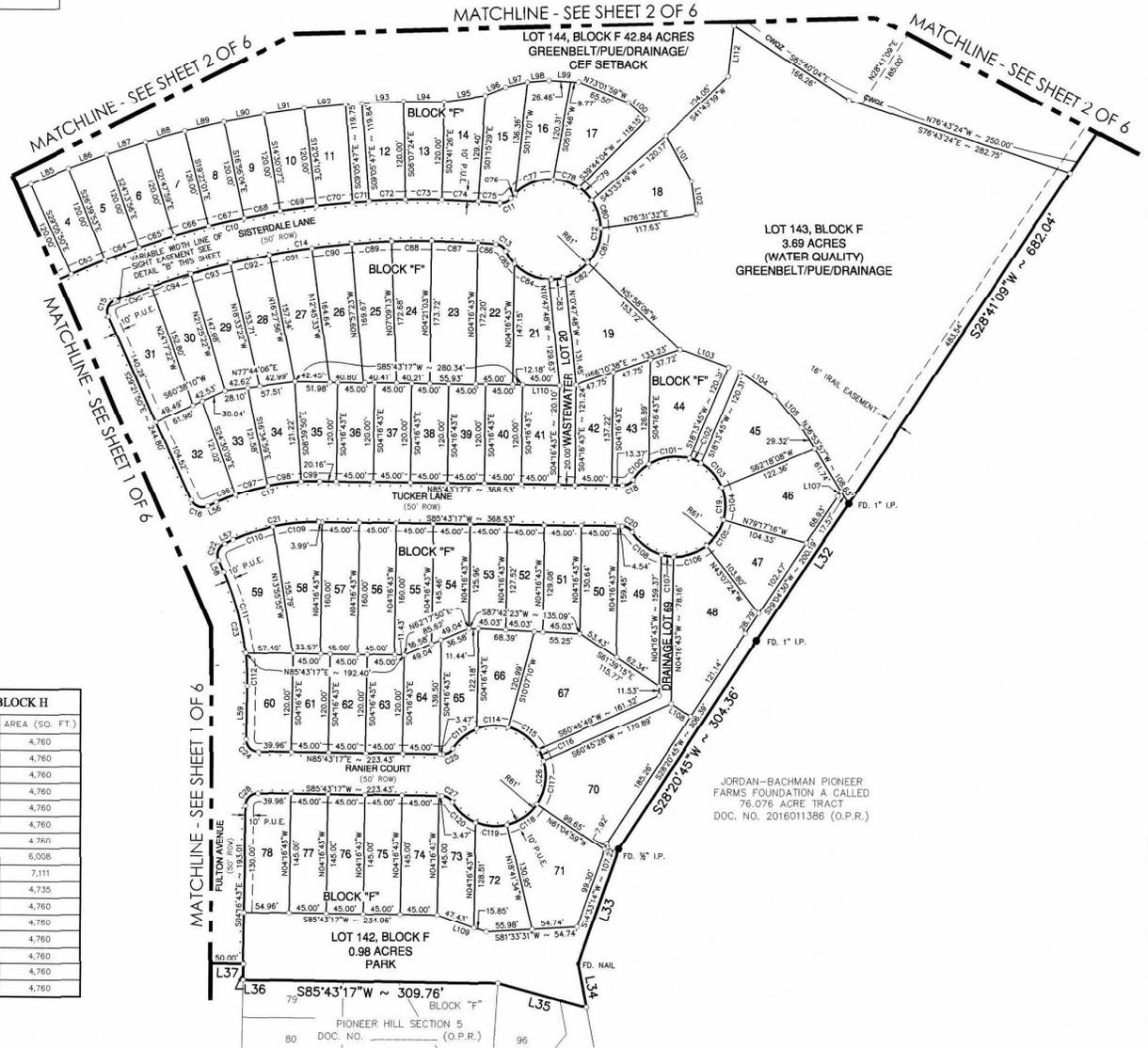
BLOCK F	
LOT #	AREA (SQ. FT.)
1	5,621
2	5,621
3	5,621
4	6,107
5	5,621
6	5,621
7	5,621
8	5,621
9	5,621
10	5,621
11	5,685
12	5,687
13	5,621
14	5,853
15	6,474
16	5,981
17	8,229
18	8,277
19	10,893
20	5,013
21	6,667
22	7,485
23	9,708
24	7,703
25	7,822
26	7,459
27	7,569
28	7,108
29	6,948
30	6,929
31	8,643
32	6,761
33	6,049
34	5,930
35	5,692
36	5,400
37	5,400
38	5,400
39	5,400
40	5,400
41	5,402
42	5,815
43	6,165
44	9,180
45	10,167
46	10,318
47	6,865
48	13,497
49	8,387
50	6,527

BLOCK F	
LOT #	AREA (SQ. FT.)
51	5,844
52	6,992
53	5,703
54	6,107
55	6,956
56	7,200
57	7,200
58	7,426
59	9,078
60	6,579
61	5,400
62	5,400
63	5,400
64	5,839
65	6,029
66	6,298
67	15,667
69	5,099
70	15,736
71	11,520
72	7,030
73	6,203
74	6,525
75	6,525
76	6,525
77	6,525
78	7,921
142	42,719
143	160,603
144	1,866,060
188	4,800
189	4,800
190	4,800
191	4,800
192	4,800
193	5,536
194	5,763
195	6,303
196	10,469
197	10,610
198	6,396
199	5,860
200	5,531
201	5,440
202	5,854
203	5,937
204	6,687
206	6,094

BLOCK E	
LOT #	AREA (SQ. FT.)
1	8,138
2	17,274
3	6,494
4	6,544
5	6,173
6	6,828
7	6,226
8	6,166
9	6,150
10	11,162
11	7,325
12	5,088
13	5,114
14	5,595
15	4,792
16	4,793
17	4,794
18	4,795
19	4,797
20	4,798
21	4,799
22	5,949

BLOCK G	
LOT #	AREA (SQ. FT.)
1	6,841
25	4,800
26	4,800
27	4,800
28	4,800
29	4,800
30	4,800
31	4,800
32	4,760
33	4,760
34	4,760
35	6,008
36	7,111
37	4,735
38	4,760
39	4,760
40	4,760
41	4,760
42	4,760
43	4,760

BLOCK H	
LOT #	AREA (SQ. FT.)
28	4,760
29	4,760
30	4,760
31	4,760
32	4,760
33	4,760
34	4,760
35	6,008
36	7,111
37	4,735
38	4,760
39	4,760
40	4,760
41	4,760
42	4,760
43	4,760



JORDAN-BACHMAN PIONEER FARMS FOUNDATION A CALLED 76.076 ACRE TRACT DOC. NO. 2016011386 (O.P.R.)

SUBDIVISION PLAT OF PIONEER HILL SECTION 6

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C50.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C51 to C100.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C101 to C148.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 to L30.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L31 to L60.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L61 to L90.

Civil Job No. 50937-06; Survey Job No. 50937-06

SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 6

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. 2016160646.
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: TILDON AVENUE, MERIS LANE, FULTON AVENUE, RANIER COURT, TUCKER LANE, AND SISTERDALE 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. 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.
18. 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.
19. 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.
20. 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.
21. 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/PARKLAND.
22. DEDICATION FOR 154 UNITS WAS SATISFIED VIA LAND DEDICATION OF LOT 142 BLOCK F AND EASEMENT DEDICATIONS IN LOTS 143 AND 144 BLOCK F, AS WELL AS LAND DEDICATED IN CASES C8-2012-0049.3A, C8-2017-0189.6A, AND C8-2018-0176.1A.
23. LOT 144 AND 143 BLOCK F, ARE FOR GREENBELT PURPOSES AND WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION OR HIS/HER ASSIGNS. AND LOT 142 BLOCK F, IS FOR PARK PURPOSES AND WILL BE MAINTAINED BY THE CITY OF AUSTIN. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
24. LOTS 20 AND 69 BLOCK F, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
25. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
26. SLOPES IN EXCESS OF 15% EXIST ON LOTS 8, 9, 21, 22, 72, 73, 189, 191, 192, 193, 195, 201, 203, BLOCK F. CONSTRUCTION IS LIMITED PER THE LAND DEVELOPMENT CODE.
27. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

SUBDIVISION PLAT OF PIONEER HILL SECTION 6

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 MATTHEW TRENNER, VICE PRESIDENT, BEING OWNER OF A 76.245 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. 2007178862 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, AND A PORTION OF A CALLED 4.51 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.

DOES HEREBY SUBDIVIDE 76.245 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

PIONEER HILL SECTION 6

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

MATTHEW TRENNER, VICE PRESIDENT 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 MATTHEW TRENNER, 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 THE \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_, A.D.

JOEY DE LA GARZA, FOR: DENISE LUCAS, 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 12/02/2019

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. A 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 Goss 12/2/19

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 \_\_\_\_\_



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS 10801 N MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711 TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #1002801