

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0122.1A**ZAP DATE:** February 18, 2020**SUBDIVISION NAME:** East Village Phase 1**AREA:** 49.37 acres**LOTS:** 204 lots**APPLICANT:** RH Pioneer North LLC (Gordon Reger)**AGENT:** LJA Engineering, (Walter Hoysa)**ADDRESS OF SUBDIVISION:** 3407 E Howard Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential

**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the E Howard lane frontage.

**DEPARTMENT COMMENTS:** This request is for the East Village Phase 1 final plat, comprised of 204 lots on 49.37 acres. There will be 196 residential lots, and 8 landscape, parkland, drainage and open space lots. The proposed lots comply with the Pioneer Crossing PUD requirements for use, lot width and lot size.

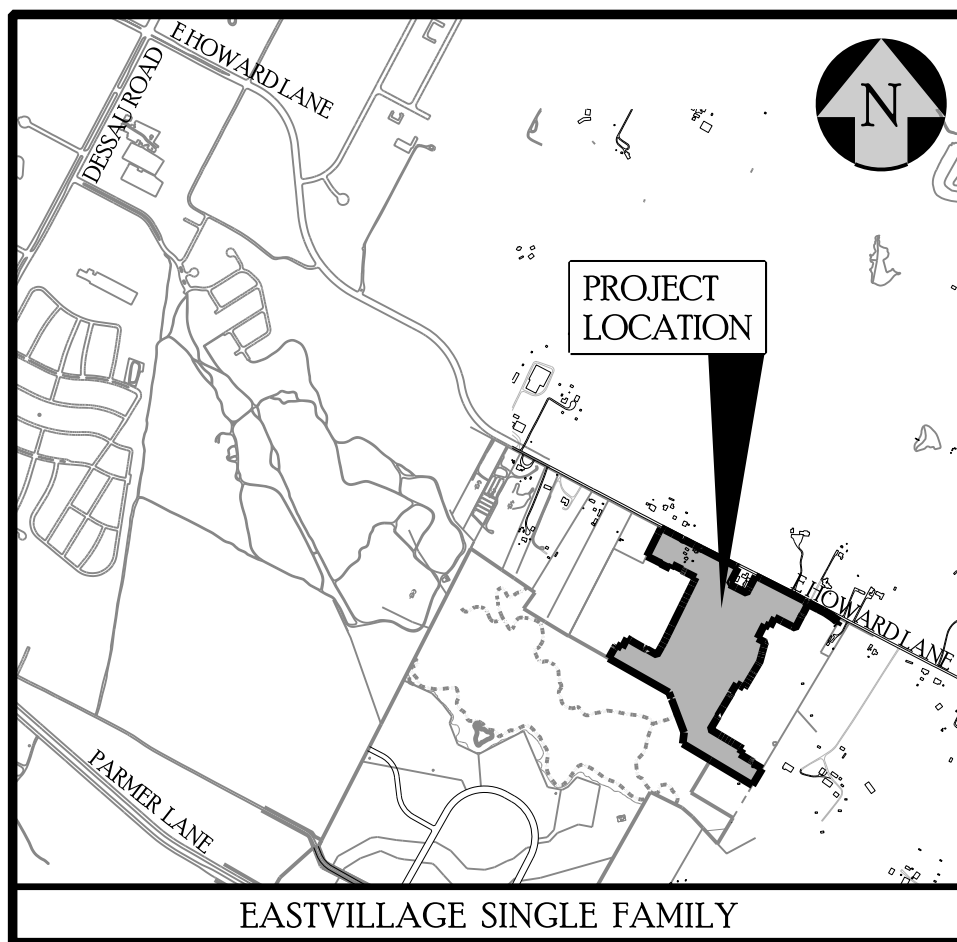
**STAFF RECOMMENDATION:** The preliminary plan meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

# EASTVILLE

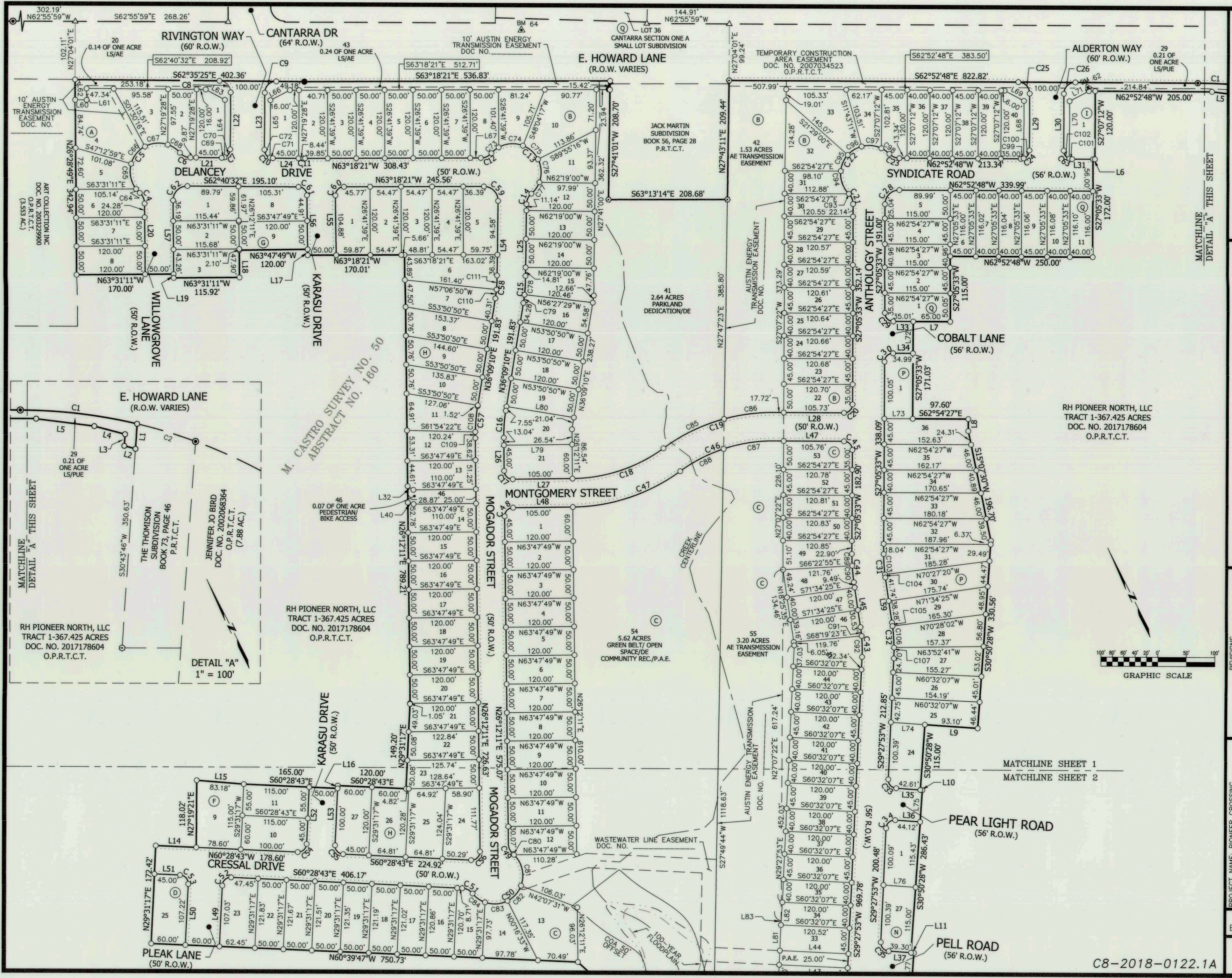
## SINGLE FAMILY PHASE 1

Street, Drainage, Water  
and Wastewater Improvements



3124-1/2 E PARMER LN  
LOCATION MAP  
(N.T.S.)





**EASTVILLE  
SINGLE FAMILY PHASE I  
FINAL PLAT**

REVISIONS	DATE	DESCRIPTION
1	10/08/19	REMOVED HOLEBECK ROW
2	01/07/20	ADDED AE ESMIT.

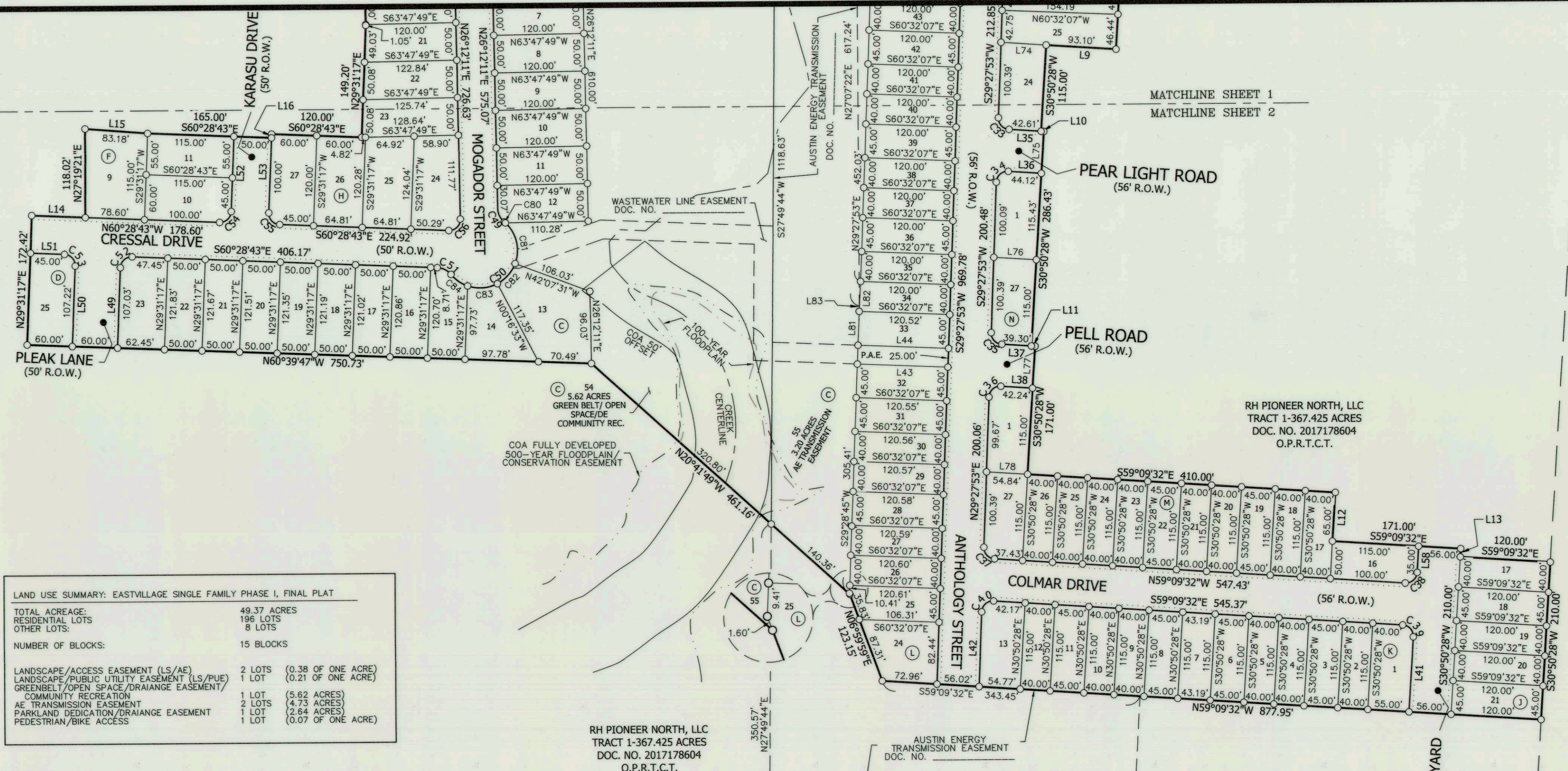
PROJECT NAME: PIONEER CROSSING	DATE: 05/09/19	SCALE: 1" = 100'
JOB NUMBER: 17-030	DRAWING FILE PATH: L:\LAWT-030 PIONEER CROSSING\DWG\EASTVILLE PH 1.DWG	FIELDNOTE FILE PATH: N/A
RPLS: TST	TECH: HAS	PARTY/CHIEF: N/A
CHECKED BY: TST	FIELDBOOK: N/A	

DRAWING NAME:  
EASTVILLE PH 1

SHEET  
01 of 04

C8-2018-0122.1A



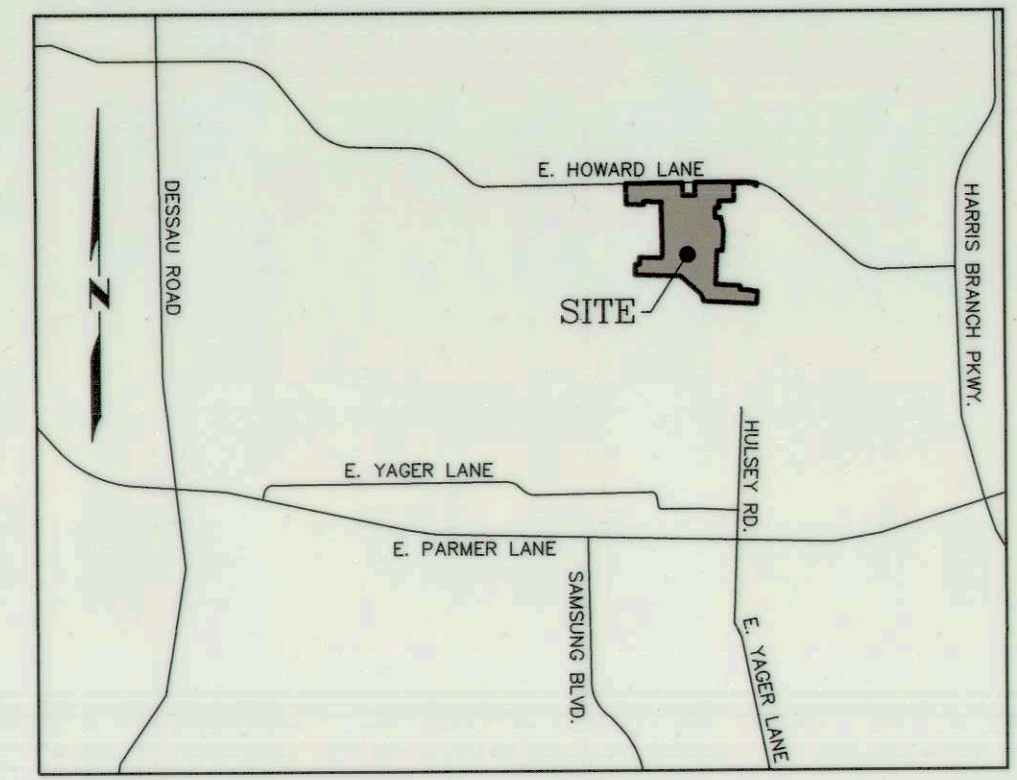


LAND USE SUMMARY: EASTVILLE SINGLE FAMILY PHASE I, FINAL PLAT			
TOTAL ACREAGE:	49.37 ACRES		
RESIDENTIAL LOTS:	196 LOTS		
OTHER LOTS:	8 LOTS		
NUMBER OF BLOCKS:	15 BLOCKS		
LANDSCAPE/ACCESS EASEMENT (LS/AE)	2 LOTS	(0.38 OF ONE ACRE)	
LANDSCAPE/PUBLIC UTILITY EASEMENT (LS/PUE)	1 LOT	(0.21 OF ONE ACRE)	
GREENBELT/OPEN SPACE/DRAINAGE EASEMENT/COMMUNITY RECREATION	1 LOT	(5.62 ACRES)	
AE TRANSMISSION EASEMENT	2 LOTS	(4.73 ACRES)	
PARKLAND DEDICATION/DRAINAGE EASEMENT	1 LOT	(2.64 ACRES)	
PEDESTRIAN/BIKE ACCESS	1 LOT	(0.07 OF ONE ACRE)	

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).



VICINITY MAP  
(NOT TO SCALE)

GRAPHIC SCALE

LEGEND

- TX.D.O.T. TYPE II MONUMENT FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LANDESIGN" SET
- NAIL FOUND (60D, OR AS NOTED)
- COTTON SPINDLE FOUND
- FENCE CORNER POST FOUND
- CALCULATED POINT NOT SET
- OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WQE WATER QUALITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- E.T.E. ELECTRIC/TELEPHONE EASEMENT
- A.E. AUSTIN ENERGY EASEMENT
- SIDEWALK

BENCHMARK				
Point #	Raw Description	Northing	Easting	Elevation
62	60D w/LSI WASHER	10115563.20	3153474.00	666.05
64	60D w/LSI WASHER	10116101.65	3152631.67	647.99

M. CASTRO SURVEY NO. 50  
ABSTRACT NO. 160

AUSTIN ENERGY  
SUBSTATION TRACT  
DOC. NO. 2017178604  
O.P.R.T.C.T.

JOHN & JENNIFER JO BIRD  
VOL. 9064, PG. 270  
R.P.R.T.C.T.  
(41.412 AC.)

REVISIONS		DESCRIPTION
DATE	10/08/19	REMOVED HOLBECK ROW
DATE	01/07/20	ADDED AE ESMT.
PROJECT NAME:	PIONEER CROSSING	
JOB NUMBER:	17-030	
DATE:	05/09/19	SCALE: 1" = 100'
DRAWING FILE PATH:	L:\JAV17-030 PIONEER CROSSING\DWG\ESTVILLAGE PH I.DWG	
FIELDNOTE FILE PATH:	N/A	
RPLS:	TST	TECH: HAS
CHECKED BY:	TST	PARTYCHIEF: N/A
		FIELDBOOK: N/A

DRAWING NAME:  
EASTVILLE PH I

SHEET  
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EASTVILLE  
SINGLE FAMILY PHASE I  
FINAL PLAT

**LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
312-238-7901

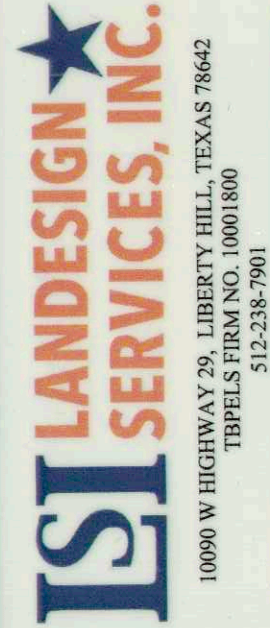


Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	900.48'	206.69'	13°09'05"	S56° 21' 29"E	206.24'
C2	900.48'	107.28'	6°49'33"	N46° 22' 10"W	107.21'
C4	25.00'	21.03'	48°11'23"	S02° 23' 07"W	20.41'
C5	50.00'	163.38'	187°13'25"	S71° 54' 08"W	99.80'
C6	25.00'	21.03'	48°11'23"	N38° 34' 50"W	20.41'
C7	15.00'	23.56'	90°00'00"	S72° 19' 28"W	21.21'
C8	20.00'	31.39'	89°54'53"	N17° 37' 59"W	28.26'
C9	20.00'	31.45'	90°05'07"	N72° 22' 01"E	28.31'
C10	15.00'	23.56'	90°00'00"	N17° 40' 32"W	21.21'
C11	275.00'	3.02'	0°37'49"	N62° 59' 26"W	3.02'
C12	25.00'	21.03'	48°11'23"	N87° 24' 02"W	20.41'
C13	50.00'	163.51'	187°22'07"	N17° 48' 40"W	99.79'
C14	25.00'	21.03'	48°11'23"	N51° 46' 42"E	20.41'
C15	325.00'	48.04'	8°28'10"	N31° 55' 05"E	48.00'
C16	275.00'	47.76'	9°56'59"	N31° 10' 40"E	47.70'
C17	15.00'	23.56'	90°00'00"	N18° 47' 49"W	21.21'
C18	275.00'	171.07'	35°38'30"	N81° 37' 04"W	168.32'
C19	325.00'	207.22'	36°31'53"	N81° 10' 23"W	203.72'
C20	15.00'	23.56'	90°00'00"	S72° 05' 33"W	21.21'
C21	25.00'	19.65'	45°02'08"	S04° 34' 29"W	19.15'
C22	50.00'	157.17'	180°05'56"	S72° 06' 23"W	100.00'
C23	25.00'	19.65'	45°02'08"	N40° 21' 44"W	19.15'
C24	15.00'	23.56'	90°00'00"	S72° 07' 12"W	21.21'
C25	20.00'	31.42'	90°00'00"	S17° 52' 48"E	28.28'
C26	20.00'	31.42'	90°00'00"	S72° 07' 12"W	28.28'
C28	25.00'	39.28'	90°01'39"	S72° 06' 23"W	35.36'
C29	15.00'	23.55'	89°58'21"	S17° 53' 37"E	21.21'
C30	15.00'	23.57'	90°01'39"	S72° 06' 23"W	21.22'
C31	272.00'	41.14'	8°39'58"	S22° 45' 34"W	41.10'
C32	328.00'	63.19'	11°02'18"	S23° 56' 44"W	63.09'
C33	15.00'	23.20'	88°37'25"	S14° 50' 50"E	20.96'
C34	15.00'	23.92'	91°22'35"	S75° 09' 10"W	21.47'
C35	15.00'	23.20'	88°37'25"	S14° 50' 50"E	20.96'
C36	15.00'	23.92'	91°22'35"	N75° 09' 10"E	21.47'
C37	15.00'	23.20'	88°37'25"	N14° 50' 50"W	20.96'
C38	15.00'	23.56'	90°00'00"	S75° 50' 28"W	21.21'
C39	15.00'	23.56'	90°00'00"	S14° 09' 32"E	21.21'
C40	15.00'	23.92'	91°22'35"	N75° 09' 10"E	21.47'
C43	272.00'	52.40'	11°02'18"	S23° 56' 44"W	52.32'
C44	328.00'	49.61'	8°39'58"	S22° 45' 34"W	49.56'
C45	15.00'	23.56'	90°00'00"	S17° 54' 27"E	21.21'
C46	275.00'	175.34'	36°31'53"	S81° 10' 23"E	172.38'
C47	325.00'	202.17'	35°38'30"	S81° 37' 04"E	198.93'
C48	15.00'	23.56'	90°00'00"	N71° 12' 11"E	21.21'
C49	25.00'	21.03'	48°11'23"	N02° 06' 30"E	20.41'
C50	50.00'	165.54'	189°41'52"	N72° 51' 44"E	99.64'
C51	25.00'	21.03'	48°11'23"	S36° 23' 01"E	20.41'
C52	15.00'	23.56'	90°00'00"	N74° 31' 17"E	21.21'
C53	15.00'	23.56'	90°00'00"	N15° 28' 43"W	21.21'
C54	15.00'	23.56'	90°00'00"	S74° 31' 17"W	21.21'
C55	15.00'	23.56'	90°00'00"	S15° 28' 43"E	21.21'
C56	15.00'	24.43'	93°19'06"	N72° 51' 44"E	21.82'
C57	325.00'	56.44'	9°56'59"	N31° 10' 40"E	56.37'
C58	275.00'	40.65'	8°28'10"	N31° 55' 05"E	40.61'
C59	25.00'	39.70'	90°59'21"	N17° 48' 40"W	35.66'
C60	15.00'	23.69'	90°29'28"	S71° 26' 55"W	21.30'
C61	15.00'	23.27'	88°52'43"	S18° 14' 10"E	21.00'
C62	25.00'	39.64'	90°50'39"	N71° 54' 08"E	35.61'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C63	15.00'	23.56'	90°00'00"	S17° 52' 48"E	21.21'
C64	50.00'	9.64'	11°03'07"	S16° 11' 01"E	9.63'
C65	50.00'	46.64'	53°26'28"	S16° 03' 47"W	44.96'
C66	50.00'	39.89'	45°42'43"	S65° 38' 23"W	38.84'
C67	50.00'	41.20'	47°12'56"	N67° 53' 48"W	40.05'
C68	50.00'	26.01'	29°48'11"	N29° 23' 14"W	25.72'
C69	15.00'	5.10'	19°28'16"	S72° 24' 40"E	5.07'
C70	15.00'	18.46'	70°31'44"	N62° 35' 20"E	17.32'
C71	15.00'	5.10'	19°28'16"	S52° 56' 24"E	5.07'
C72	15.00'	18.46'	70°31'44"	S07° 56' 24"E	17.32'
C73	50.00'	16.47'	18°52'17"	S77° 56' 25"W	16.39'
C74	50.00'	44.24'	50°41'44"	N67° 16' 35"W	42.81'
C75	50.00'	36.52'	41°50'59"	N21° 00' 13"W	35.71'
C76	50.00'	41.61'	47°41'09"	N23° 45' 51"E	40.42'
C77	50.00'	24.67'	28°15'58"	N61° 44' 24"E	24.42'
C78	325.00'	33.23'	5°51'30"	N30° 36' 45"E	33.22'
C79	325.00'	14.81'	2°36'40"	N34° 50' 50"E	14.81'
C80	50.00'	1.90'	2°10'33"	N20° 53' 55"W	1.90'
C81	50.00'	59.07'	67°41'08"	N14° 01' 55"E	55.69'
C82	50.00'	36.52'	41°50'59"	N68° 47' 58"E	35.71'
C83	50.00'	40.84'	46°47'41"	S66° 52' 42"E	39.71'
C84	50.00'	27.22'	31°11'32"	S27° 53' 06"E	26.89'
C85	325.00'	119.10'	20°59'48"	N88° 56' 25"W	118.43'
C86	325.00'	88.12'	15°32'04"	N70° 40' 29"W	87.85'
C87	275.00'	89.28'	18°36'02"	N72° 12' 28"W	88.88'
C88	275.00'	86.06'	17°55'51"	S89° 31' 36"W	85.71'
C89	328.00'	20.84'	3°38'26"	S25° 16' 20"W	20.84'
C90	328.00'	28.77'	5°01'32"	S20° 56' 21"W	28.76'
C91	272.00'	15.43'	3°15'02"	N20° 03' 06"E	15.43'
C92	272.00'	36.97'	7°47'16"	N25° 34' 15"E	36.94'
C93	50.00'	0.24'	0°16'27"	S17° 48' 22"E	0.24'
C94	50.00'	43.86'	50°15'41"	S07° 27' 42"W	42.47'
C95	50.00'	31.35'	35°55'28"	S50° 33' 16"W	30.84'
C96	50.00'	28.98'	33°12'11"	S85° 07' 06"W	28.57'
C97	50.00'	35.56'	40°44'36"	N57° 54' 30"W	34.81'
C98	50.00'	17.18'	19°41'33"	N27° 41' 26"W	17.10'
C99	15.00'	5.10'	19°28'16"	S72° 36' 56"E	5.07'
C100	15.00'	18.46'	70°31'44"	N62° 23' 04"E	17.32'
C101	15.00'	5.10'	19°28'16"	S53° 08' 40"E	5.07'
C102	15.00'	18.46'	70°31'44"	S08° 08' 40"E	17.32'
C103	272.00'	35.83'	7°32'53"	S23° 19' 07"W	35.81'
C104	272.00'	5.31'	1°07'05"	S18° 59' 08"W	5.31'
C105	328.00'	6.33'	1°06'22"	N18° 58' 46"E	6.33'
C106	328.00'	37.72'	6°35'22"	N22° 49' 38"E	37.70'
C107	328.00'	19.14'	3°20'34"	N27° 47' 36"E	19.13'
C108	325.00'	45.71'	8°03'32"	S32° 07' 24"W	45.67'
C109	325.00'	10.73'	1°53'27"	S27° 08' 54"W	10.73'
C110	275.00'	15.68'	3°16'00"	N34° 31' 10"E	15.68'
C111	275.00'	24.97'	5°12'10"	N30° 17' 05"E	24.96'

Line Table		
Line #	Direction	Length
L1	S30° 43' 46"W	43.90'
L2	N48° 19' 39"W	20.37'
L3	N30° 43' 46"E	20.37'
L4	N48° 19' 39"W	55.74'
L5	N55° 54' 38"W	105.36'
L6	N62° 52' 48"W	3.42'
L7	N62° 52' 48"W	65.00'
L8	S27° 07' 12"W	21.22'
L9	N59° 09' 32"W	93.10'
L10	S59° 09' 32"E	3.58'
L11	S59° 09' 32"E	5.00'
L12	S30° 50' 28"W	65.00'
L13	S30° 50' 28"W	11.00'
L14	S60° 28' 43"E	71.17'
L15	S58° 27' 23"E	83.18'
L16	N29° 31' 17"E	5.00'
L17	N26° 12' 12"E	10.33'
L18	S26° 12' 11"W	47.90'
L19	N26° 28' 49"E	6.74'
L20	S26° 28' 49"W	124.28'
L21	N62° 40' 32"W	54.87'
L22	S27° 19' 28"W	100.22'
L23	N27° 19' 28"E	100.07'
L24	N62° 40' 32"W	53.44'
L25	N27° 41' 00"E	125.94'
L26	N26° 12' 11"E	58.04'
L27	N63° 47' 49"W	105.00'
L28	N62° 54' 27"W	123.45'
L29	S27° 07' 12"W	100.00'
L30	S27° 07' 12"W	100.00'
L31	S62° 52' 48"E	36.58'
L32	N30° 12' 26"W	12.00'
L33	S62° 52' 48"E	35.01'
L34	N62° 52' 48"W	34.99'
L35	S59° 09' 32"E	42.61'
L36	N59° 09' 32"W	44.12'
L37	S59° 09' 32"E	39.30'
L38	S59° 09' 32"E	42.24'
L40	N48° 17' 07"W	10.38'
L41	S30° 50' 28"W	100.00'
L42	N29° 27' 53"E	99.67'
L43	S60° 32' 07"E	120.54'
L44	S60° 32' 07"E	120.53'
L45	S18° 25' 35"W	80.02'
L47	S62° 54' 27"E	123.45'
L48	S63° 47' 49"E	105.00'
L49	N29° 31' 17"E	107.03'
L50	N29° 31' 17"E	107.22'
L51	N60° 28' 43"W	45.00'
L52	S29° 31' 17"W	100.00'
L53	S29° 31' 17"W	100.00'
L54	N27° 41' 00"E	130.98'
L55	S26° 12' 11"W	104.88'
L56	S26° 12' 11"W	94.91'
L57	N26° 28' 49"E	129.44'
L58	S30° 50' 28"W	35.00'
L59	S18° 25' 35"W	80.02'
L60	S62° 40' 32"E	20.00'

Line Table		
Line #	Direction	Length
L61	N26° 28' 49"E	20.00'
L62	S26° 28' 49"W	35.60'
L63	S34° 46' 42"E	38.47'
L64	N27° 19' 28"E	101.14'
L65	N27° 19' 28"E	101.14'
L66	N89° 25' 38"E	38.47'
L67	N63° 18' 21"W	18.58'
L68	S27° 07' 12"W	101.14'
L69	S34° 58' 58"E	38.47'
L70	S27° 07' 12"W	101.14'
L71	N89° 13' 22"E	38.47'
L72	S27° 05' 33"W	56.00'
L73	N62° 54' 27"W	50.00'
L74	S59° 09' 32"E	60.02'
L75	S30° 50' 28"W	56.00'
L76	S59° 09' 32"E	56.71'
L77	S30° 50' 28"W	56.00'
L78	S59° 09' 32"E	54.84'
L79	N63° 47' 49"W	120.00'
L80	N53° 50' 50"W	120.00'
L81	N29° 28' 45"E	45.00'
L82	N30° 12' 46"E	40.00'
L83	N29° 28' 45"E	7.28'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPBLS FIRM NO. 10001800

512-238-7901

EASTVILLAGE  
SINGLE FAMILY PHASE I  
FINAL PLAT

REVISIONS		PROJECT NAME: PIONEER CROSSING	
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01/07/20	ADDED AE ESMT.		FIELDNOTE FILE PATH: N/A
		RPLS: TST	TECH: HAS
		PARTYCHIEF: N/A	CHECKED BY: TST
		FIELDBOOK: N/A	

DRAWING NAME:  
EASTVILLAGE PH 1

SHEET  
03 of 04

C8-2018-0122.1A



STATE OF TEXAS {  
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT RH PIONEER NORTH, LLC, BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 (367.425 ACRES) LOCATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160, IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH RH PIONEER NORTH, LLC, BY \_\_\_\_\_ DO HEREBY SUBDIVIDE 49.37 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"EASTVILLAGE SINGLE FAMILY PHASE I, FINAL PLAT"

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

RH PIONEER NORTH, LLC  
(A TEXAS LIMITED LIABILITY COMPANY)

BY: REMAN, LLC  
(A NEW YORK LIMITED LIABILITY COMPANY)

BY: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

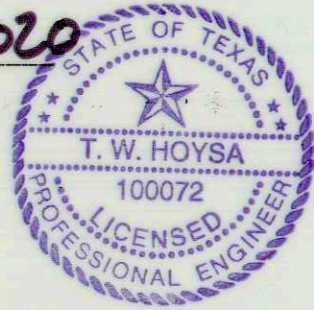
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853C0290J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS..

T.W. HOYSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 100072  
LJA ENGINEERING, INC.  
7500 RIALTO BOULEVARD  
BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
TBPE REG. NO. F-1386

11/28/2020  
DATE

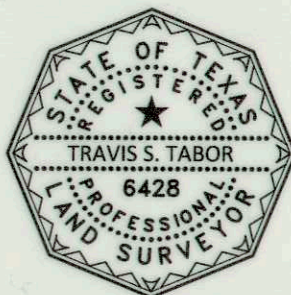


SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, 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 SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND.

TRAVIS S. TABOR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6428

01/28/2020



NOTES

1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
2. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. CONTOUR DATA: 2003 AERIAL CITY OF AUSTIN DATUM- 2' INTERVAL.
7. EACH LOT IN 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 MANNER THAT WILL NOT CROSS LOT LINES.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. AS AMENDED BY PIONEER CROSSING PUD.
9. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
10. 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.
11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: RIVINGTON WAY, WILLOWGROVE LANE, KARASU DRIVE, DELANCEY DRIVE, MOGADOR STREET, PLEAK LANE, CRESSAL DRIVE, MONTGOMERY STREET, ALDERTON WAY, SYNDICATE ROAD, ANTHOLOGY STREET, COBALT LANE, PEAR LIGHT ROAD, PELL ROAD, HOLBECK WAY, COLMAR DRIVE, AND OXFORD VINEYARD 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 OF UTILITY COMPANY.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. LOTS 6-10, 12, 28-33, & 40-41, BLOCK C; LOT 9, BLOCK G; LOT 17, BLOCK J; LOT 1, BLOCK P; AND LOT 1, BLOCK Q HAVE SLOPES IN EXCESS OF 15%. DEVELOPMENT SHALL CONFORM TO THE LAND DEVELOPMENT CODE PURSUANT TO THE PIONEER CROSSING PUD ORDINANCE.
15. LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
16. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE AND THE PIONEER CROSSING PUD MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT MAY BE LIMITED WITHIN WATERWAY SETBACKS.
17. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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.
19. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
20. ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE.
21. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION 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 ELECTRICAL 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. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
23. PUBLIC PARKLAND SHALL BE DEDICATED WITH THE FINAL PLAT IN COMPLIANCE WITH THE PIONEER CROSSING PUD ORDINANCE, 970410-I AND ITS AMENDMENTS. LOT 41, BLOCK B SHALL SATISFY THE DEDICATION REQUIREMENT.
24. THE PUD-REQUIRED HIKE AND BIKE TRAIL SYSTEM SHALL BE CONSTRUCTED WITH IMPROVEMENTS FOR EACH FINAL PLAT CONTAINING A PORTION OF THE TRAIL SYSTEM WITHIN THE SUBDIVISION CONSTRUCTION PLAN. MAINTENANCE OF TRAILS OUTSIDE THE PUBLIC ROW SHALL BE BY EASTVILLAGE MASTER HOA. TRAIL IMPROVEMENTS DETAILS SHALL BE DESIGNED PER REQUIREMENTS SPECIFIED IN PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
25. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (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.
26. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S EXPENSE.
27. 10' PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET ROW'S.
28. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. 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.
29. THIS 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 THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
30. ALL ACTIVITIES WITH THE CONSERVATION EASEMENT MUST COMPLY WITH THE CITY OF AUSTIN REQUIREMENTS FOR CONSTRUCTION IN THE CRITICAL WATER QUALITY ZONE. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED
31. LOT 20, BLOCK A; LOT 43, BLOCK B; AND LOT 29, BLOCK I SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS.
32. AUSTIN ENERGY TRANSMISSION EASEMENTS HAVE VERY SPECIFIC LIMITATIONS ON LANDSCAPING AND OTHER DEVELOPMENT WITHIN THE EASEMENTS. NO LANDSCAPING WILL BE ALLOWED WITHIN THE FIRST 5 FEET FROM E HOWARD LANE ROW ON LOTS 20, BLOCK A & 43, BLOCK B. SEE EASEMENT DOCUMENTS FOR FURTHER DETAILS.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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.

STEVE HOPKINS FOR DENISE LUKAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON \_\_\_\_\_  
JOLENE KIOLBASSA

SECRETARY \_\_\_\_\_  
ANA AGUIRRE

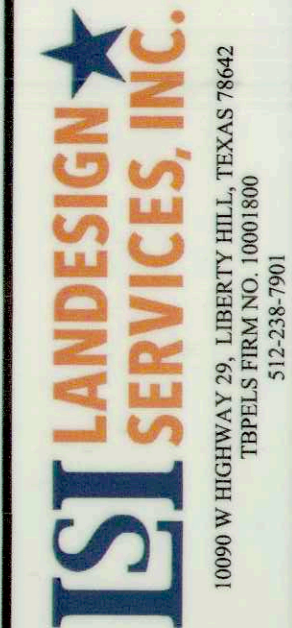
STATE OF TEXAS {  
COUNTY OF TRAVIS {

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\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY \_\_\_\_\_



EASTVILLAGE  
SINGLE FAMILY PHASE I  
FINAL PLAT

REVISIONS		DATE	DESCRIPTION
		10/08/19	REMOVED HOLBECK ROW
		01/07/20	ADDED AE ESMT.
PROJECT NAME: PIONEER CROSSING			
JOB NUMBER: 17-030			
DATE: 05/09/19		SCALE: 1" = 100'	
DRAWING FILE PATH: L:\LA17-030 PIONEER CROSSING\DWG\GSEASTVILLAGE PH I.DWG			
FIELDNOTE FILE PATH: N/A			
RPLS: TST	TECH: HAS	PARTYCHIEF: N/A	
CHECKED BY: TST	FIELDBOOK: N/A		

DRAWING NAME:  
EASTVILLAGE PH 1

SHEET  
04 of 04

C8-2018-0122.1A