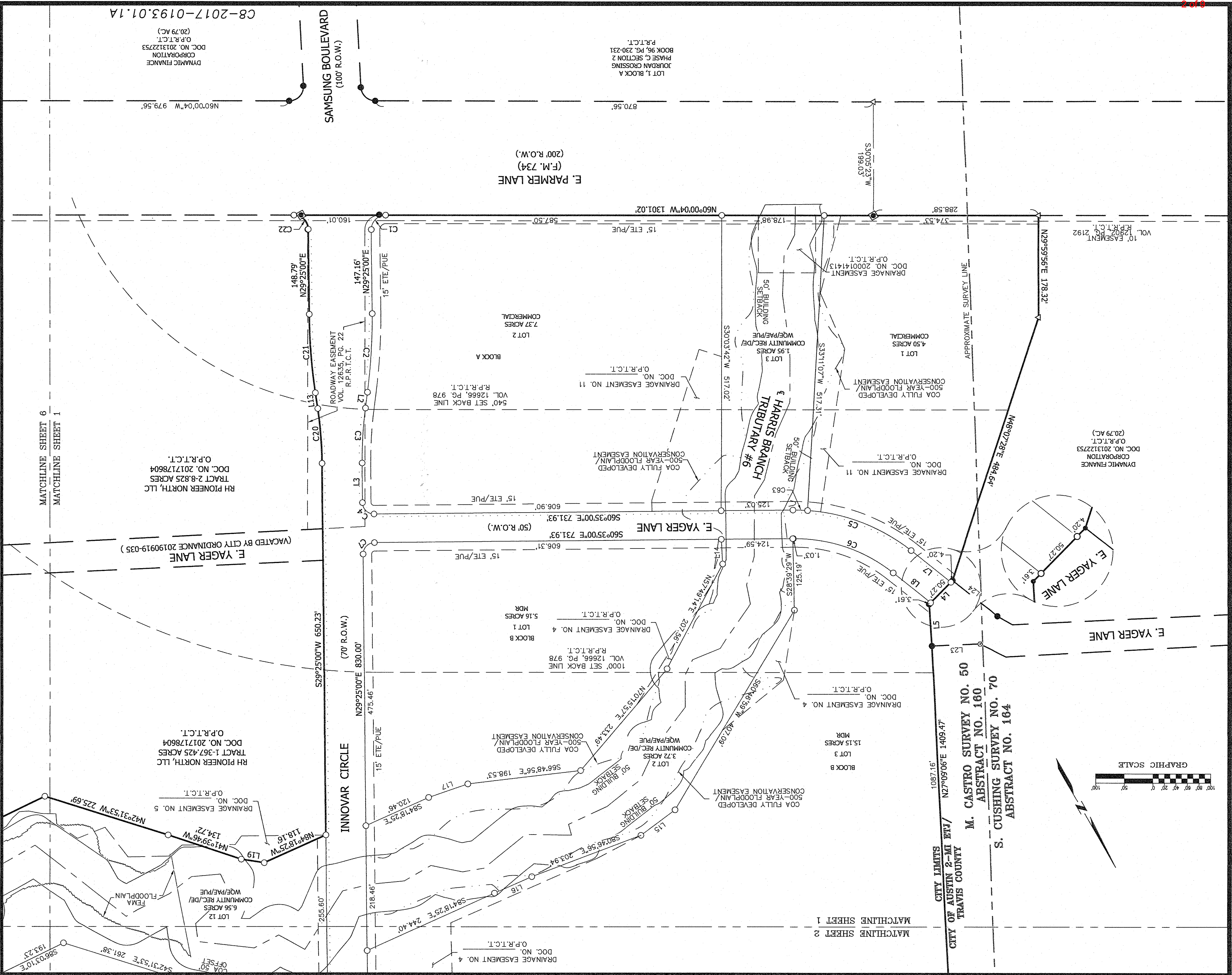
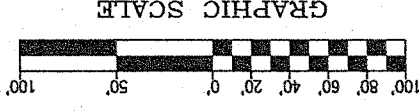


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0193.01.1A**Z.A.P. DATE:** April 21, 2020**SUBDIVISION NAME:** East Village**AREA:** 26.06 acres**LOT(S):** 14**OWNER/APPLICANT:** RH Pioneer North, LLC
(Gordon Reger)**AGENT:** LJA Engineering, Inc.
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** 3124 ½ E. Parmer Lane**GRIDS:** P-31/32; Q-32**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**PROPOSED LAND USE:** Commercial/Retail; Mixed Use Residential with related uses.**SIDEWALKS:** Sidewalks will be provided along subdivision side of Parmer Lane and both sides of all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary subdivision, namely, East Village. The proposed plat is composed of 14 lots on 26.06 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



FC RIVER RANCH LIMITED
PARTNERSHIP
DOC. NO. 2000033216
O.P.R.T.C.T.

JP MORGAN BANK
DOC. NO. 2004113210
O.P.R.T.C.T.
(151.503 AC.)



S. CUSHING SURVEY NO. 70
ABSTRACT NO. 164

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

CITY OF AUSTIN
TRAVIS

N27°09'06"E 1409.47'

1067.16'

CITY LIMITS
CITY OF AUSTIN
2-MI ETJ/
TRAVIS COUNTY

N27°02'38"E 2133.75'

533.41'

APPROXIMATE SURVEY LINE

COA FULLY DEVELOPED
100YR FLOODPLAIN/
CMQZ

MATCHLINE SHEET 3
MATCHLINE SHEET 2

HARRIS BRANCH
TRIBUTARY #4

BLOCK E
LOT 5
120.45 ACRES
DE/WQE/PAE/PUE

COA FULLY DEVELOPED
500-YEAR FLOODPLAIN/
CONSERVATION EASEMENT
S38°55'50"E 163.94'
N44°15'29"W 167.87'

BLOCK E
LOT 2
17.09 ACRES
MDR

BLOCK E
LOT 1
6.10 ACRES
MDR

BLOCK B
LOT 3
15.15 ACRES
MDR

INNOVAR CIRCLE (70' R.O.W.)
N29°25'00"E 186.41'

15' ETE/PUE

15' ETE/PUE

15' ETE/PUE

15' ETE/PUE

15' ETE/PUE

BLOCK C
LOT 13
14.20 ACRES
MDR

BLOCK E
LOT 3
7.25 ACRES
MDR

S23°04'59"E 584.28'

69.98'
18.22'

MATCHLINE SHEET 5
MATCHLINE SHEET 2

DRAINAGE EASEMENT NO. 5
DOC. NO. O.P.R.T.C.T.

COA 50'
OFF-SET

COMMUNITY REC./DE/
WQE/PAE/PUE

6.56 ACRES
LOT 12

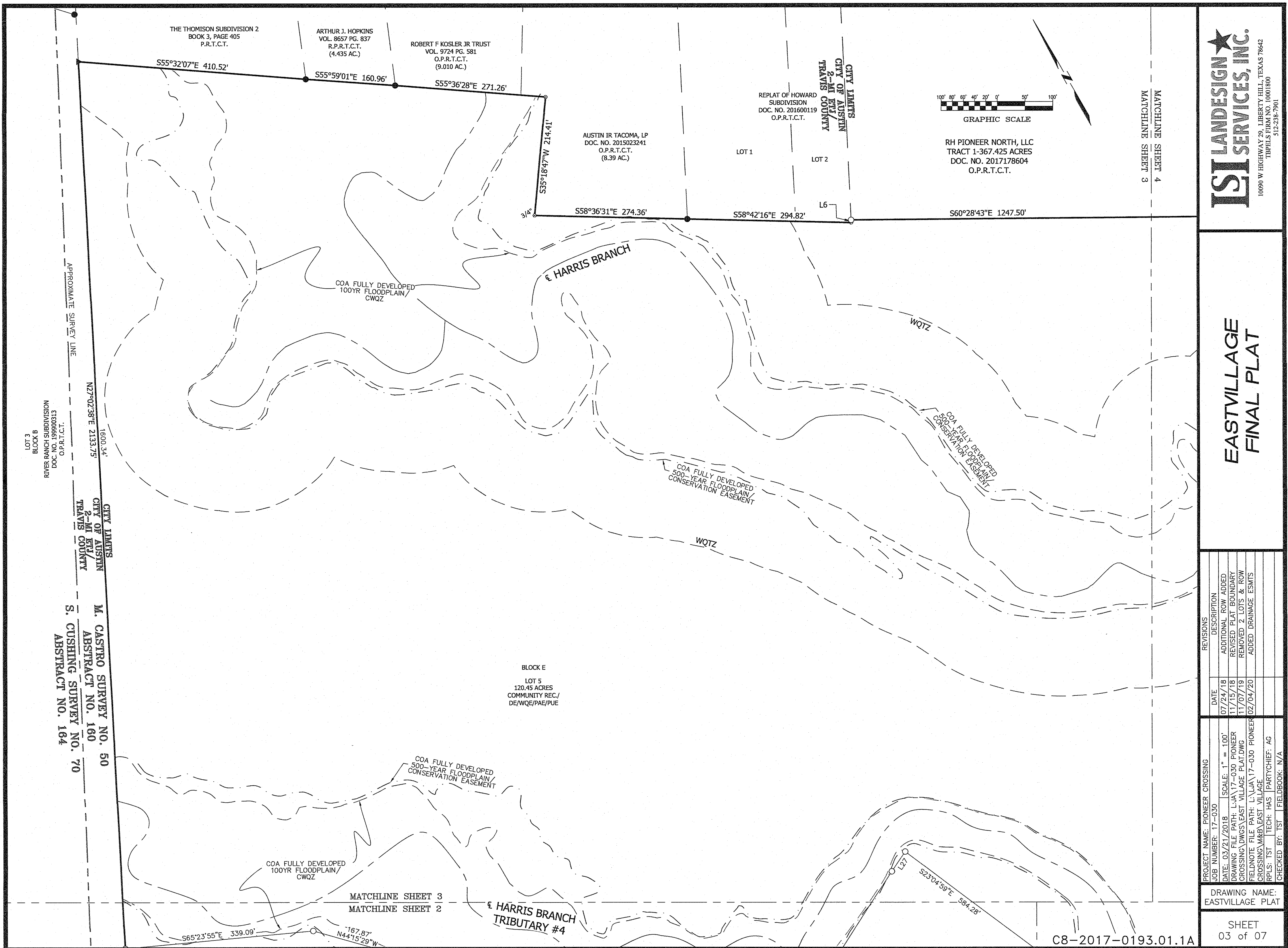
FEMA
FLOODPLAIN

C8-2017-0193.01.1A

PROJECT NAME: PIONEER CROSSING	
JOB NUMBER: 17-030	SCALE: 1" = 100'
DATE: 03/21/2018	DRAWING FILE PATH: L:\A\17-030 PIONEER CROSSING\DWGS\EAST VILLAGE PLAT.DWG
DATE: 07/24/18	REMOVED PLAT BOUNDARY
DATE: 11/15/18	REMOVED 2 LOTS & ROW
DATE: 11/07/19	ADDED DRAINAGE ESMTS
DATE: 02/04/20	
FIELDNOTE FILE PATH: L:\A\17-030 PIONEER CROSSING\WGB\EAST VILLAGE	
RPLS: TST TECH: HAS PARTCHIEF: AG	
CHECKED BY: TST FIELDBOOK: N/A	

EASTVILLAGE
FINAL PLAT

LAND DESIGN
SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBP&LS FIRMA NO. 10001800
512-238-7901



MATCHLINE SHEET 3
MATCHLINE SHEET 4

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	39.52'	90°34'56"	N74° 42' 28"E	35.53'
C2	1000.00'	138.01'	7°54'26"	N33° 22' 13"W	137.90'
C3	700.00'	96.60'	7°54'26"	N33° 22' 13"E	96.53'
C4	20.00'	31.42'	90°00'00"	S15° 35' 00"W	28.28'
C5	325.00'	221.87'	39°06'52"	S41° 01' 34"E	217.59'
C6	275.00'	187.74'	39°06'52"	S41° 01' 34"E	184.11'
C7	20.00'	31.42'	90°00'00"	N74° 25' 00"E	28.28'
C8	505.00'	793.68'	90°02'53"	N74° 26' 26"W	714.48'
C9	505.00'	774.67'	87°53'31"	N16° 35' 22"W	700.92'
C10	700.00'	30.46'	2°29'35"	N26° 06' 36"W	30.45'
C11	20.00'	30.04'	86°02'41"	S18° 09' 32"E	27.29'
C12	20.00'	34.68'	99°21'34"	N69° 08' 21"W	30.50'
C13	1000.00'	137.83'	7°53'50"	S23° 24' 29"E	137.72'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C14	25.00'	38.12'	87°21'28"	N16° 19' 20"E	34.53'
C15	25.00'	40.42'	92°38'32"	S73° 40' 40"W	36.16'
C16	1000.00'	153.54'	8°47'50"	N31° 45' 19"E	153.39'
C17	700.00'	107.48'	8°47'51"	S31° 45' 19"W	107.38'
C18	435.00'	667.29'	87°53'31"	N16° 35' 22"W	603.76'
C19	435.00'	683.66'	90°02'53"	N74° 26' 26"W	615.44'
C20	700.00'	96.60'	7°54'26"	N25° 27' 47"W	96.53'
C21	1000.00'	138.01'	7°54'26"	N25° 27' 47"E	137.90'
C22	25.00'	39.02'	89°25'04"	S15° 17' 32"E	35.18'
C23	505.00'	327.65'	37°10'28"	S48° 00' 14"W	321.94'
C24	505.00'	166.62'	18°54'14"	S76° 02' 35"W	165.86'
C25	505.00'	299.41'	33°58'12"	N77° 31' 13"W	295.04'
C26	505.00'	410.28'	46°32'57"	N37° 15' 38"W	399.09'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C27	505.00'	43.14'	4°53'40"	N11° 32' 20"W	43.13'
C28	505.00'	321.25'	36°26'54"	N09° 07' 57"E	315.86'
C29	435.00'	93.91'	12°22'08"	N21° 10' 20"E	93.72'
C30	435.00'	573.38'	75°31'22"	N22° 46' 26"W	532.77'
C31	20.00'	31.42'	90°00'00"	N15° 35' 00"W	28.28'
C32	325.00'	245.54'	43°17'17"	S38° 56' 22"E	239.74'
C33	15.00'	13.69'	52°16'40"	N43° 26' 03"W	13.22'
C34	60.00'	126.26'	120°34'00"	S09° 17' 23"E	104.22'
C35	15.00'	15.12'	57°46'09"	N22° 06' 33"E	14.49'
C36	275.00'	231.56'	48°14'44"	N30° 53' 53"W	224.78'
C37	15.00'	16.59'	63°22'52"	N86° 42' 41"W	15.76'
C38	60.00'	118.67'	113°19'22"	S61° 44' 26"E	100.25'
C39	15.00'	15.12'	57°46'09"	N33° 57' 49"W	14.49'

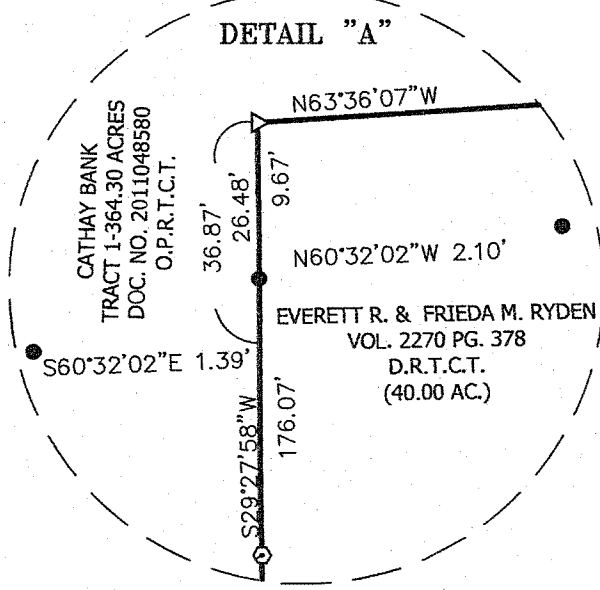
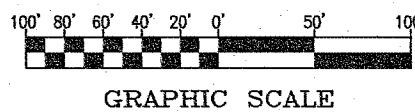
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C40	15.00'	15.12'	57°46'09"	N88° 16' 02"E	14.49'
C41	60.00'	123.02'	117°28'27"	N61° 52' 49"W	102.58'
C42	15.00'	13.94'	53°14'03"	S29° 45' 37"E	13.44'
C43	325.00'	281.36'	49°36'07"	N31° 34' 35"W	272.65'
C44	15.00'	15.12'	57°46'09"	S35° 39' 36"E	14.49'
C45	60.00'	115.30'	110°06'15"	N09° 29' 33"W	98.36'
C46	15.00'	16.88'	64°29'22"	S13° 18' 56"W	16.01'
C47	275.00'	199.92'	41°39'13"	S39° 45' 24"E	195.55'
C48	20.00'	31.42'	90°00'00"	N74° 25' 00"E	28.28'
C61	325.00'	97.58'	17°12'11"	N15° 22' 37"W	97.22'
C62	325.00'	183.78'	32°23'55"	N40° 10' 41"W	181.34'
C63	325.00'	25.78'	4°32'45"	S58° 18' 41"E	25.78'

Line Table		
Line #	Direction	Length
L1	S27° 14' 24"W	53.07'
L2	S37° 19' 26"W	27.89'
L3	N29° 25' 00"E	69.31'
L4	N74° 25' 09"E	58.08'
L5	N26° 16' 00"E	73.32'
L6	N27° 19' 55"E	4.89'
L7	N21° 28' 08"W	88.95'
L8	N21° 28' 08"W	83.79'
L9	S60° 32' 07"E	88.20'
L10	S60° 32' 07"E	88.20'
L11	S61° 10' 52"E	28.85'
L12	S61° 10' 52"E	18.25'
L13	S21° 30' 34"W	27.89'
L14	S27° 11' 55"W	43.26'
L15	N83° 12' 16"E	74.61'
L16	S84° 01' 14"E	71.19'
L17	N79° 03' 26"W	72.63'
L18	S84° 18' 25"E	28.48'

Line Table		
Line #	Direction	Length
L19	N51° 19' 26"W	40.60'
L20	S70° 02' 50"W	71.30'
L21	N81° 17' 41"E	7.82'
L22	N79° 16' 51"E	42.97'
L23	N62° 32' 04"W	84.20'
L24	N21° 50' 01"W	101.00'
L25	N23° 24' 32"W	112.24'
L26	S19° 16' 22"W	76.22'
L27	N64° 03' 29"E	42.94'
L28	N62° 06' 57"E	70.37'
L29	N62° 50' 54"W	73.80'
L30	S62° 50' 54"E	73.80'
L31	S82° 50' 15"W	46.13'
L32	S82° 50' 15"W	53.08'
L33	S79° 17' 20"E	14.39'

S60°28'43"E 1247.50'

RH PIONEER NORTH, LLC
TRACT 1-367.425 ACRES
DOC. NO. 2017178604
O.P.R.T.C.T.



RH PIONEER NORTH, LLC
TRACT 1-367.425 ACRES
DOC. NO. 2017178604
O.P.R.T.C.T.

CITY LIMITS
CITY OF AUSTIN
2-MI ETJ/
TRAVIS COUNTY

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

S59°09'32"E 530.00'

100.00'

50.00'

50.00' AE ESMT.

WQZ

AUSTIN ENERGY TRANSMISSION EASEMENT

100.00'

LOWER COLORADO RIVER AUTHORITY 100' WIDE TRANSMISSION LINE EASEMENT VOL. 629, PG. 125 D.R.T.C.T.

20' GAS LINE EASEMENT VOL. 11378, PG. 231 R.P.R.T.C.T.

S30°50'28"W 327.56'

N42°46'53"W 164.60'

N42°42'47"W 233.86'

S30°50'28"W 327.56'

SEE DETAIL "A"

YAGER HULSEY, LLC 38.73 ACRES DOC. NO. 2018034315 O.P.R.T.C.T.

811.38'

811.38'

S29°27'58"W

CITY LIMITS

CITY OF AUSTIN 2-MI ETJ/ TRAVIS COUNTY

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 100YR FLOODPLAIN/ CWQZ

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

COA FULLY DEVELOPED 500-YEAR FLOODPLAIN/ CONSERVATION EASEMENT

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

HARRIS BRANCH

BLOCK E
LOT 5
120.45 ACRES
COMMUNITY REC./
DE/WQE/PAE/PUE

HARRIS BRANCH
TRIBUTARY #4

S70°07'22"E 267.49'

MATCHLINE SHEET 4
MATCHLINE SHEET 5

CLIFFORD M. & KARIN C. FRANK
DOC. NO. 2002012241
O.P.R.T.C.T.
(47.72 AC.)

C8-2017-0193.01.1A

ISI LANDESIGN
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPPLS FIRM NO. 10001800
512-238-7901

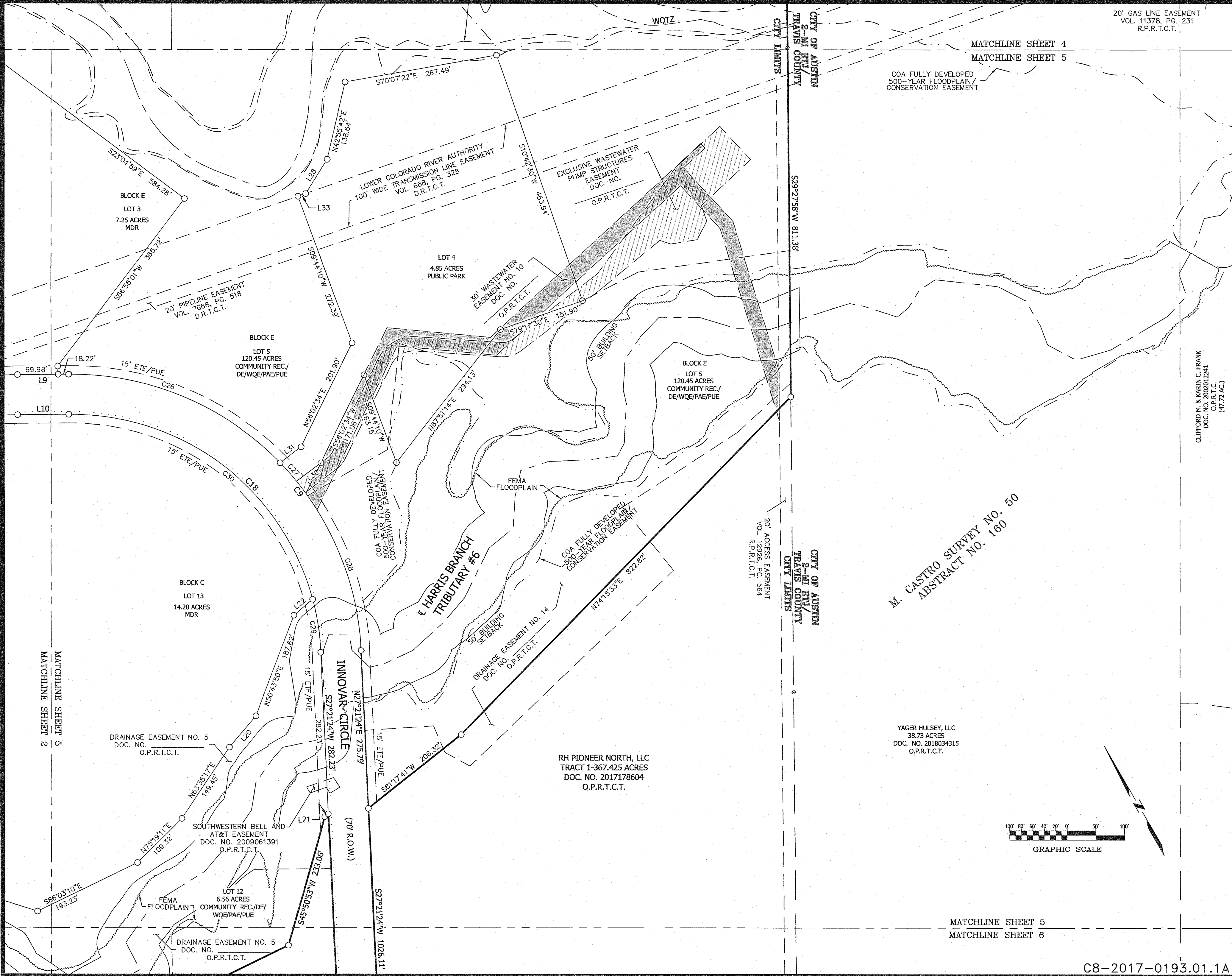
EASTVILLAGE
FINAL PLAT

REVISIONS		DATE	DESCRIPTION
		07/24/18	ADDITIONAL ROW ADDED
		11/15/18	REVISED PLAT BOUNDARY
		11/07/19	REMOVED 2 LOTS & ROW
		02/04/20	ADDED DRAINAGE ESMTS

PROJECT NAME: PIONEER CROSSING	DATE: 03/21/2018	SCALE: 1" = 100'
JOB NUMBER: 17-030	DRAWING FILE PATH: L:\J\17-030 PIONEER CROSSING\DWGS\EAST VILLAGE PLAT.DWG	CROSSING DWGS EAST VILLAGE PLAT.DWG
FIELDNOTE FILE PATH: L:\J\17-030 PIONEER CROSSING\W&B\EAST VILLAGE	RPLS: TST	TECH: HAS
CHECKED BY: TST	PARTYCHIEF: AG	FIELDBOOK: N/A

DRAWING NAME:
EASTVILLAGE PLAT

SHEET
04 of 07



20' GAS LINE EASEMENT
VOL. 11378, PG. 231
R.P.R.T.C.T.

MATCHLINE SHEET 4
MATCHLINE SHEET 5

COA FULLY DEVELOPED
500-YEAR FLOODPLAIN/
CONSERVATION EASEMENT

CITY OF AUSTIN
2-M ELY
TRAVIS COUNTY
CITY LIMITS

S29°27'58"W 811.38'

20' ACCESS EASEMENT
VOL. 12926, PG. 564
R.P.R.T.C.T.

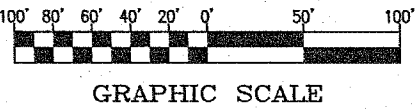
CITY OF AUSTIN
2-M ELY
TRAVIS COUNTY
CITY LIMITS

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

YAGER HULSEY, LLC
38.73 ACRES
DOC. NO. 2018034315
O.P.R.T.C.T.

RH PIONEER NORTH, LLC
TRACT 1-367.425 ACRES
DOC. NO. 2017178604
O.P.R.T.C.T.

CLIFFORD M. & KAREN C. FRANK
DOC. NO. 200201241
O.P.R.T.C.
(47.72 AC.)



MATCHLINE SHEET 5
MATCHLINE SHEET 6

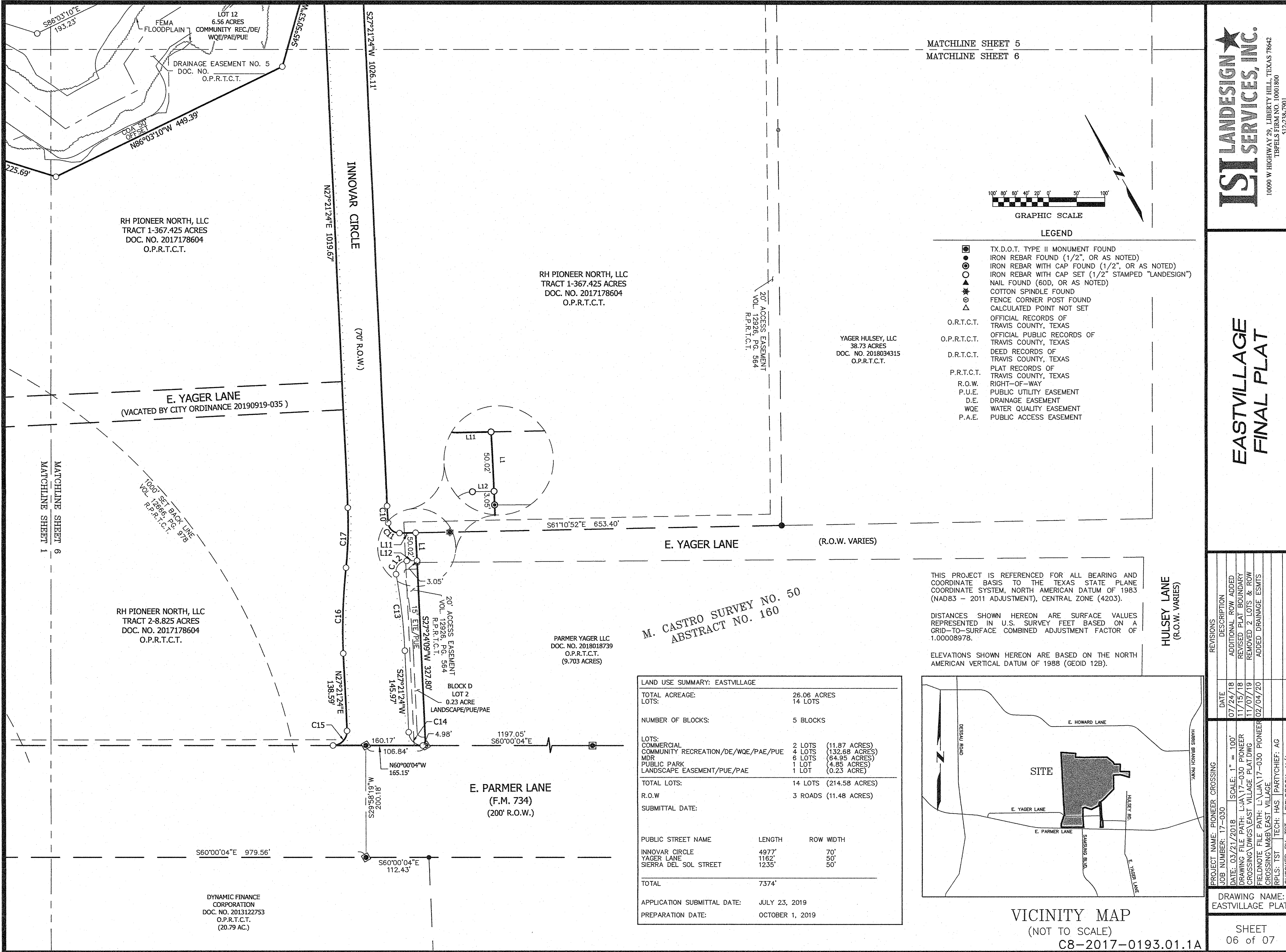
ISI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBP&S FIRM NO. 10001800
512-238-7901

**EASTVILLE
FINAL PLAT**

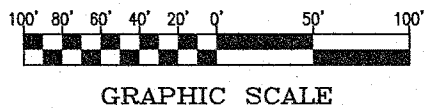
PROJECT NAME: PIONEER CROSSING			REVISIONS	
JOB NUMBER: 17-030			DATE	DESCRIPTION
DATE: 03/21/2018			07/24/18	ADDITIONAL ROW ADDED
DRAWING FILE PATH: L:\J17-030 PIONEER CROSSING\DWGS/EAST VILLAGE PLAT.DWG			11/15/18	REVISED PLAT BOUNDARY
FIELDNOTE FILE PATH: L:\J17-030 PIONEER CROSSING\M&B/EAST VILLAGE			11/07/19	REMOVED 2 LOTS & ROW
RPLS: TST			02/04/20	ADDED DRAINAGE ESMTS
TECH: HAS				
PARTY/CHIEF: AG				
CHECKED BY: TST				
FIELDBOOK: N/A				

DRAWING NAME:
EASTVILLE PLAT

SHEET
05 of 07



MATCHLINE SHEET 5
MATCHLINE SHEET 6



LEGEND

- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
- NAIL FOUND (60D, OR AS NOTED)
- COTTON SPINDLE FOUND
- FENCE CORNER POST FOUND
- CALCULATED POINT NOT SET
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. 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

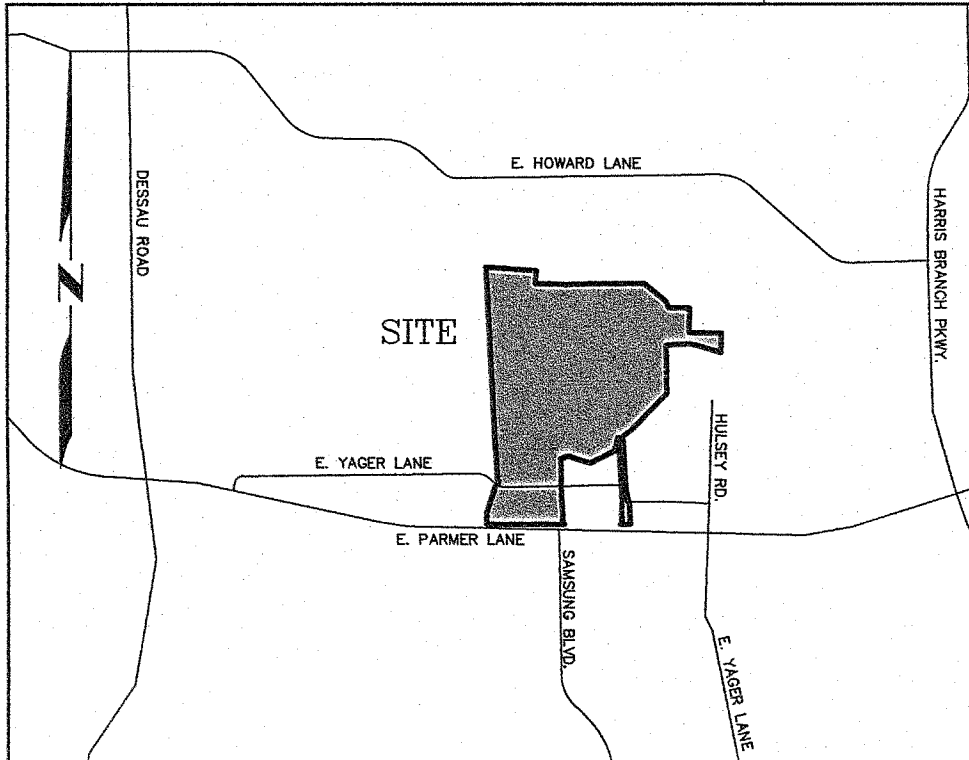
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

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).

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

LAND USE SUMMARY: EASTVILLE		
TOTAL ACREAGE:	26.06 ACRES	
LOTS:	14 LOTS	
NUMBER OF BLOCKS:	5 BLOCKS	
LOTS:		
COMMERCIAL	2 LOTS	(11.87 ACRES)
COMMUNITY RECREATION/DE/WQE/PAE/PUE	4 LOTS	(132.68 ACRES)
MDR	6 LOTS	(64.95 ACRES)
PUBLIC PARK	1 LOT	(4.85 ACRES)
LANDSCAPE EASEMENT/PUE/PAE	1 LOT	(0.23 ACRES)
TOTAL LOTS:	14 LOTS	(214.58 ACRES)
R.O.W	3 ROADS	(11.48 ACRES)
SUBMITTAL DATE:		
PUBLIC STREET NAME	LENGTH	ROW WIDTH
INNOVAR CIRCLE	4977'	70'
YAGER LANE	1162'	50'
SIERRA DEL SOL STREET	1235'	50'
TOTAL	7374'	
APPLICATION SUBMITTAL DATE: JULY 23, 2019		
PREPARATION DATE: OCTOBER 1, 2019		



C8-2017-0193.01.1A

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPPLS FIRM NO. 10001800
512-238-7901

EASTVILLE
FINAL PLAT

REVISIONS		DESCRIPTION	
DATE	07/24/18	ADDITIONAL ROW ADDED	
DATE	11/15/18	REVISED PLAT BOUNDARY	
DATE	11/07/19	REMOVED 2 LOTS & ROW	
DATE	02/04/20	ADDED DRAINAGE ESMTS	
PROJECT NAME:	PIONEER CROSSING	SCALE:	1" = 100'
JOB NUMBER:	17-030	DRAWING FILE PATH:	L:\J\17-030 PIONEER CROSSING\DWGS\EASTVILLE PLAT.DWG
DATE:	03/21/2018	CROSSING DWGS EASTVILLE PLAT.DWG	
FIELDNOTE FILE PATH:	L:\J\17-030 PIONEER CROSSING\M&B\EASTVILLE	FIELDBOOK:	N/A
RPLS:	TST	TECH:	HAS
CHECKED BY:	TST	PARTY/CHIEF:	AG
DRAWING NAME: EASTVILLE PLAT			
SHEET 06 of 07			

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT RH PIONEER NORTH, LLC, BEING THE DOWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 (367.425 ACRES) AND TRACT 2 (8.825 ACRES) LOCATED IN THE M. CASTRO SURVEY NO. 5D, ABSTRACT NO. 160, AND S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164 BOTH 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 GORDON REGER, MANAGER, DO HEREBY SUBDIVIDE 275.01 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"EASTVILLAGE"

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.

REMAN, LLC
(A NEW YORK LIMITED LIABILITY COMPANY)

BY: RH PIONEER NORTH, LLC
(A TEXAS LIMITED LIABILITY COMPANY)
ITS SOLE GENERAL PARTNER

BY: _____
GORDON REGER, MANAGER

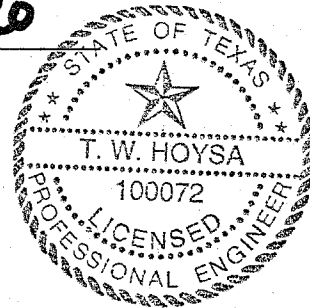
THE STATE OF TEXAS §
COUNTY OF _____ §

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 AND 4853C0270J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

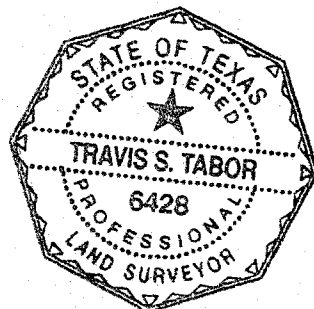
T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-1386



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



NOTES

- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING DR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 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.
- CONTOUR DATA: 2003 AERIAL CITY OF AUSTIN DATUM- 2' INTERVAL
- A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, DETENTION, WATER QUALITY, SIDEWALKS, WATER & WASTEWATER. FOR THE STREETS LISTED IN NOTE 1. FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A) - NO FISCAL REQUIREMENT FOR STREET CONSTRUCTION.
B. EROSION AND SEDIMENTATION CONTROLS, AND OTHER RELATED ITEMS (E.G., ERDSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION PONDS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE STREETS LISTED IN NOTE 1.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- 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: INNOVAR CIRCLE, SIERRA DEL SOL STREET, ESTORIA LANE AND YAGER 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.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PARMER LANE/FM 734 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG PARMER LANE/FM 734 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED 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." LOC 25-6-351.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL CURB RADII AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED.
- LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
- NO PORTION OF THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE TCEQ QUAD MAPS. THIS PROJECT WILL NOT REQUIRE APPROVAL OF A WPAP AND SCS BY THE TCEQ PRIOR TO CONSTRUCTION.
- 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.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE.
- ALL FUTURE DEVELOPMENT SHALL ABIDE BY NESC CLEARANCES
- 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.
- 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.
- PUBLIC PARKLAND SHALL BE DEDICATED WITH THE FINAL PLAT IN COMPLIANCE WITH THE PIONEER CROSSING PUD ORDINANCE, 970410-1 AND ITS AMENDMENTS.
- YAGER LANE VACATION TO BE APPROVED WITH FINAL PLAT ADJACENT TO VACATED PORTION(S) OF THE ROW.
- OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
-ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES;
-ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED;
-ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- 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 PIONEER CROSSING NORTH MASTER HOA. TRAIL IMPROVEMENTS DETAILS SHALL BE DESIGNED PER REQUIREMENTS SPECIFIED IN PUD ORDINANCE 97041D-1 AND ITS AMENDMENTS.
- 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.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S EXPENSE.

NOTES (CONT.)

- 15-FOOT ELECTRIC TRANSMISSION EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET ROW'S
- 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- THE FOLLOWING LOTS SHALL HAVE NON-RESIDENTIAL USES:
LOT 2, BLOCK D - LANDSCAPE, PUE, PAE
LOT 3, BLOCK A - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
LOT 2, BLOCK B - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
LOT 12, BLOCK C - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
LOT 5, BLOCK E - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
RESIDENTIAL USES ARE NOT PERMITTED ON THESE LOTS.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 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 OF IRRIGATION IS PROHIBITED.
- EACH LOT IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE SEWER AND WATER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN SUCH A MANNER THAT WILL NOT CROSS LOT LINES.
- WITHIN A SIGHT DISTANCE EASEMENT. ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____A.D.

SYLVIA LIMON FOR:
DENISE LUCAS, 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

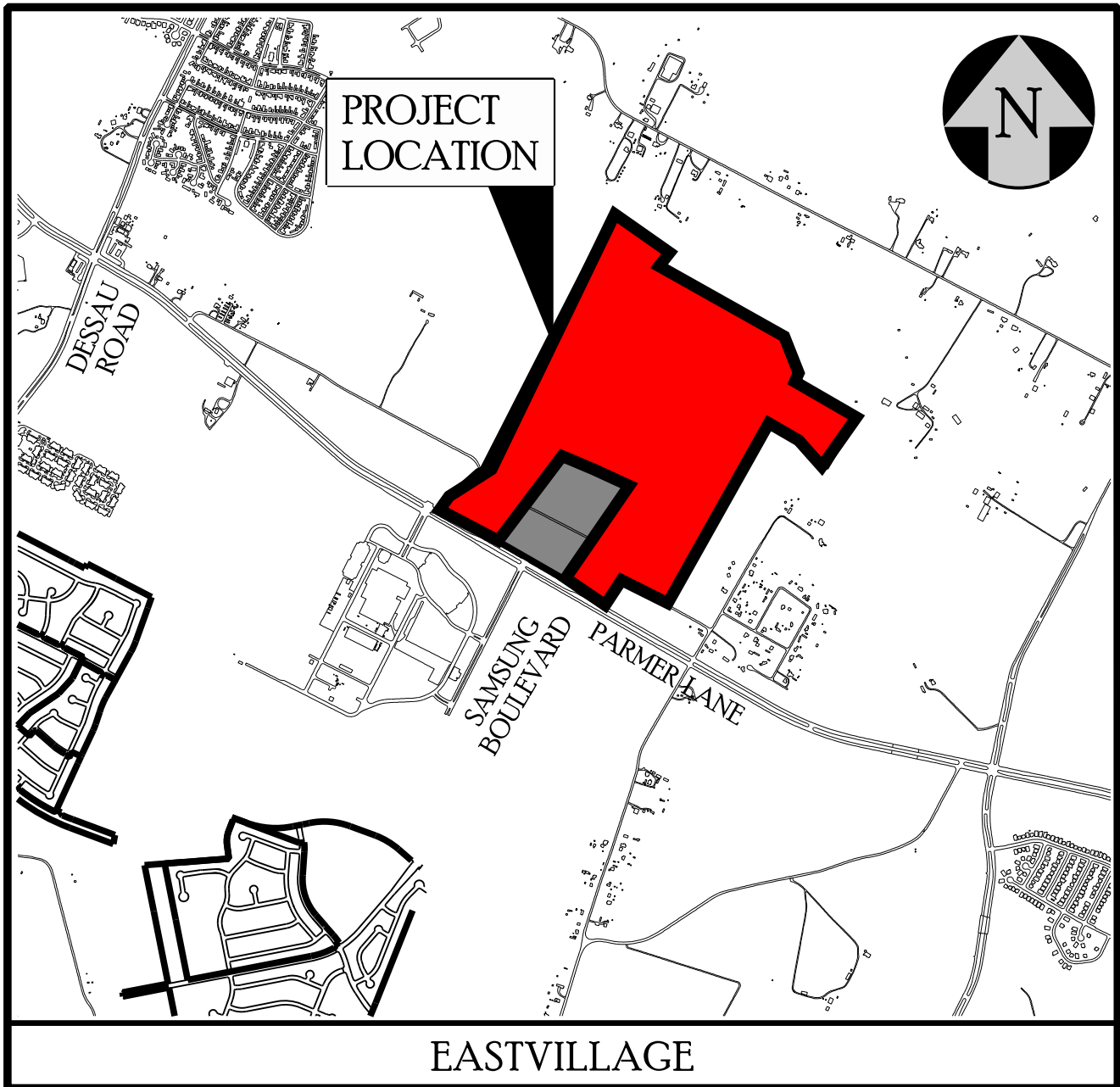
LAND DESIGN
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

EASTVILLAGE
FINAL PLAT

REVISIONS		DATE	DESCRIPTION
	ADDITIONAL ROW ADDED	07/24/18	
	REVISED PLAT BOUNDARY	11/15/18	
	REMOVED 2 LOTS & ROW	11/07/19	
	ADDED DRAINAGE ESMTS	02/04/20	
PROJECT NAME: PIONEER CROSSING			
JOB NUMBER: 17-030			
DATE: 03/21/2018			
DRAWING FILE PATH: L:\A\17-030 PIONEER CROSSING\DWGS\EAST VILLAGE PLAT.DWG			
FIELDNOTE FILE PATH: L:\A\17-030 PIONEER CROSSING\MAK\EAST VILLAGE			
RPLS: TST			
TECH: HAS			
PARTY/CHIEF: AG			
CHECKED BY: TST			
FIELDBOOK: N/A			
DRAWING NAME: DISTRICT 54 PLAT			
SHEET 07 of 07			

C8-2017-0193.01.1A



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