

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0193.01.2A

Z.A.P. DATE: April 21, 2020
May 5, 2020

SUBDIVISION NAME: East Village Town Center

AREA: 25.39 acres

LOT(S): 11

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

SIDEWALKS: Sidewalks will be provided along subdivision side of Parmer Lane and Innovar Circle.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary subdivision, namely, East Village Town Center. The proposed plat is composed of 11 lots on 25.39 acres.

STAFF RECOMMENDATION: The staff recommends approval of the final out of an approved preliminary plan. This plan meets all applicable City of Austin and State Local Government code requirements.

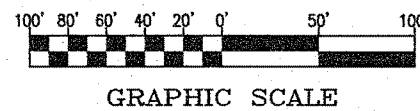
ZONING AND PLATTING COMMISSION ACTION: 4/21/20: Postponed to 5/5/20

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

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
- E.T.E. ELECTRIC/TELEPHONE EASEMENT



M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

Line Table			Curve Table					
Line #	Direction	Length	Curve #	Radius	Length	Delta	Chord Bearing	Chord
L1	N21° 30' 34"E	27.89'	C1	25.00'	39.02'	89°25'04"	N15° 17' 31"W	35.17'
L2	S51° 19' 26"E	40.60'	C2	1000.00'	138.01'	7°54'26"	N25° 27' 47"E	137.90'
L3	N81° 17' 41"E	7.82'	C3	700.00'	96.60'	7°54'26"	N25° 27' 47"E	96.53'
L4	S24° 34' 54"E	52.88'	C4	700.00'	107.48'	8°47'51"	S31° 45' 19"W	107.38'
L5	S74° 25' 01"W	36.77'	C5	1000.00'	153.54'	8°47'50"	S31° 45' 19"W	153.39'
L6	S74° 25' 01"W	13.23'	C6	25.00'	40.42'	92°38'32"	S73° 40' 40"W	36.16'
L7	S29° 26' 06"W	39.46'	C7	1000.00'	74.79'	41°7'07"	N27° 16' 26"E	74.77'
L8	S15° 33' 54"E	24.85'	C8	149.00'	46.49'	17°52'35"	S15° 38' 36"E	46.30'
L9	S29° 26' 06"W	37.58'	C9	1000.00'	26.10'	1°29'44"	N24° 23' 01"E	26.10'
L10	N54° 47' 38"E	28.78'	C10	1000.00'	37.11'	2°07'35"	N22° 34' 22"E	37.11'
L11	N62° 38' 36"W	70.00'	C11	144.00'	171.91'	68°23'56"	S63° 25' 27"W	161.88'
L12	N60° 35' 00"W	70.00'	C12	144.00'	170.43'	67°48'45"	N04° 29' 22"W	160.66'
L13	S60° 00' 04"E	58.41'	C13	700.00'	59.31'	4°51'16"	N29° 47' 02"E	59.29'
L14	N74° 25' 00"E	10.68'	C14	700.00'	26.06'	2°07'59"	N33° 16' 39"E	26.06'
L15	N16° 35' 34"W	24.41'	C15	700.00'	22.12'	1°48'37"	N35° 14' 57"E	22.11'
			C16	1000.00'	91.79'	5°15'33"	S33° 31' 27"W	91.76'
			C17	1000.00'	61.75'	3°32'17"	S29° 07' 32"W	61.74'
			C18	24.50'	30.53'	71°23'58"	S65° 08' 05"W	28.59'
			C19	144.00'	118.99'	47°20'37"	S77° 09' 46"E	115.63'

LAND USE SUMMARY: EASTVILLE TOWNCENTER

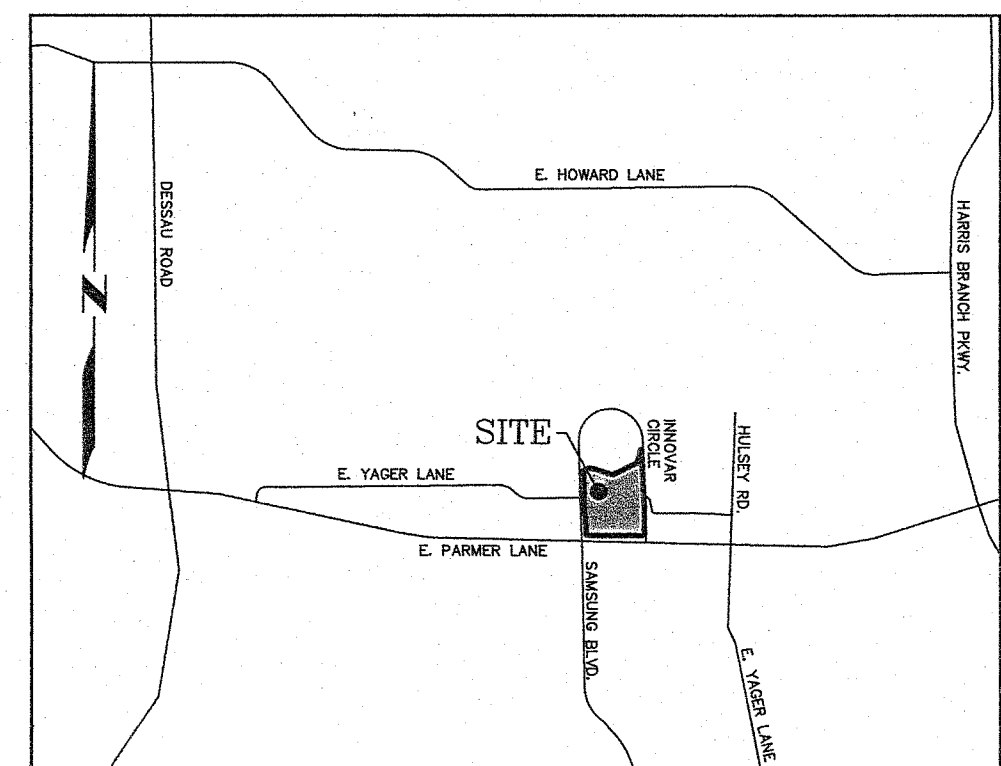
TOTAL ACREAGE:	25.39 ACRES
LOTS:	11 LOTS
NUMBER OF BLOCKS:	1 BLOCKS
LOTS:	11 LOTS (25.39 ACRES)
COMMERCIAL:	
SUBMITTAL DATE:	
APPLICATION SUBMITTAL DATE:	JUNE 18, 2019
PREPARATION DATE:	DECEMBER 2019

SEE SHEET 2 EASEMENT LAYOUT

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)

C8-2017-0193.01.2A

LAND DESIGN
SERVICES, INC.

EASTVILLE TOWNCENTER
FINAL PLAT

REVISIONS	DATE	DESCRIPTION
1	12/05/19	UPDATED NOTES & ESM'S
2	02/04/20	ADDED NOTE 31-ENG COMMENTS
3	03/30/20	REMOVED SHEET 2

DRAWING NAME:
TOWNCENTER

SHEET
01 of 02

STATE OF TEXAS {
COUNTY OF TRAVIS {

THAT RH PIONEER NORTH, LLC BEING THE OWNER OF THAT CERTAIN 367.425 ACRE TRACT OF LAND OUT OF THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THAT CERTAIN 8.825 ACRE TRACT OF LAND OUT OF THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164 BOTH SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.39 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"EASTVILLAGE TOWNCENTER"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE 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: _____
GORDON REGER, MANAGER

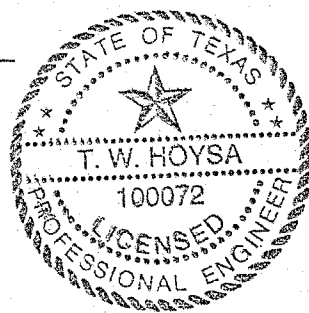
THE STATE OF TEXAS §
COUNTY OF _____ §

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 "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853C0270J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

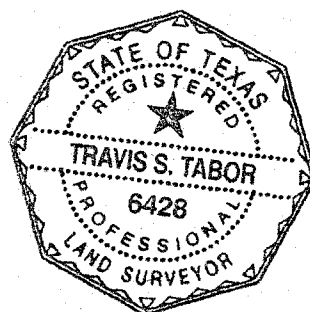
T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TBPE REG. NO. F-1386



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

- 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 OR 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
- THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, AS AMENDED BY PIONEER CROSSING PUD
- 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. 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 AND INNOVAR CIRCLE 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO 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.
- 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.
- 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.
- 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.
- 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.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- VEHICULAR ACCESS TO FM 734 (PARMER LANE) IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
- EACH LOT IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- ACCESS TO PARMER LANE/FM 734 FROM LOTS 1, 10, AND 11, BLOCK C IS RESTRICTED TO THE JOINT USE ACCESS EASEMENT SHOWN IN DOCUMENT NO. _____

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.

DENISE LUKAS, INTERIM 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
512-233-7901

EASTVILLAGE TOWNCENTER
FINAL PLAT

REVISIONS	DATE	DESCRIPTION
1	12/05/19	UPDATED NOTES & ESM'S
2	02/04/20	ADDED NOTE 31-ENG COMMENTS
3	03/30/20	REMOVED SHEET 2
PROJECT NAME:	PIONEER CROSSING	
JOB NUMBER:	17-030	
DATE:	04/23/19	SCALE: 1" = 100'
DRAWING FILE PATH:	L:\JA\17-030 PIONEER CROSSING\DWGS\	
FIELDNOTE FILE PATH:	L:\JA\17-030 PIONEER CROSSING\M&E\	
RPLS:	TST	TECH: HAS
CHECKED BY:	TST	PARTYCHIEF: AG
		FIELDBOOK: N/A

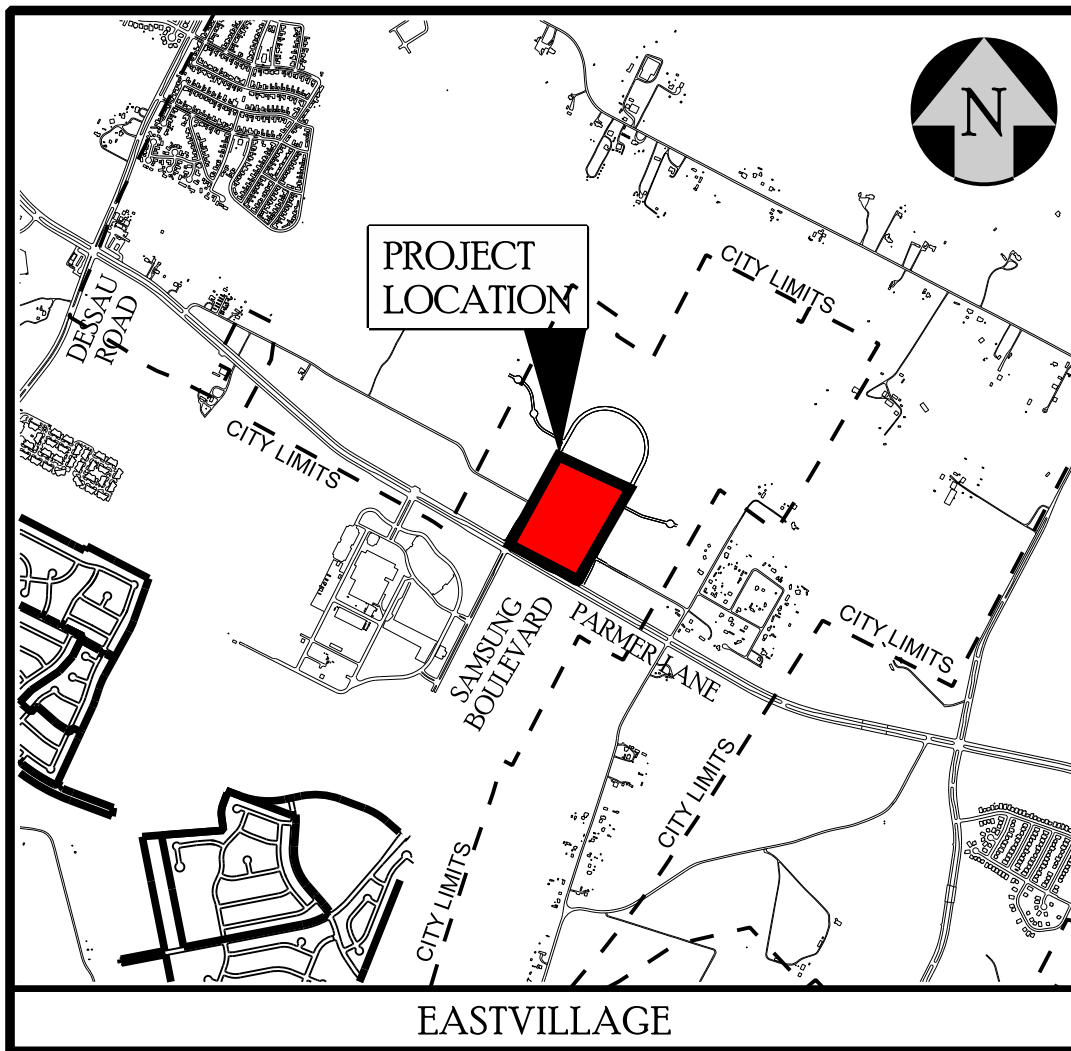
DRAWING NAME:
TOWNCENTER

SHEET
02 of 02

C8-2017-0193.01.2A

EASTVILLAGE TOWNCENTER

Street, Drainage, Water and Wastewater Improvements



(N.T.S.)
LOCATION MAP
(N.T.S.)