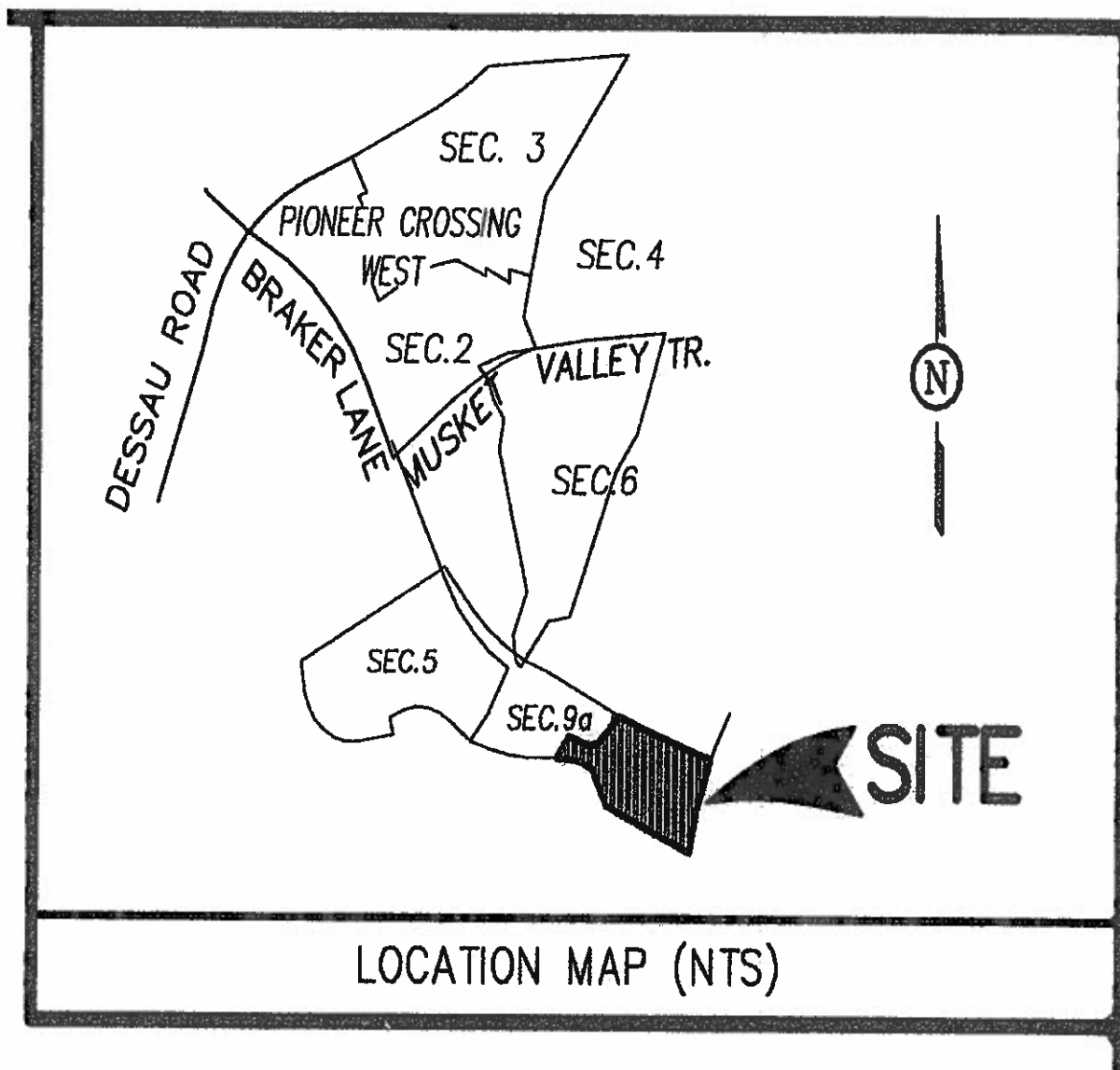


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-98-0115.08.1A**Z.A.P. DATE:** October 2, 2012**SUBDIVISION NAME:** Pioneer Crossing West Section 9B**AREA:** 11.441 acres**LOTS:** 56**APPLICANT:** Pioneer Austin Development LP
(Ralph E. Reed)**AGENT:** Longaro & Clarke, Inc.
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** E. Braker Lane**GRIDS:** N30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**EXISTING LAND USE:** Vacant**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Pioneer Crossing West Section 9B Final Plat consisting of 56 lots on 11.441 acres. The plat follows the approved preliminary plan and the Planned Unit Development requirements.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 974-3404**E-mail:** Cesar.Zavala@austintexas.gov

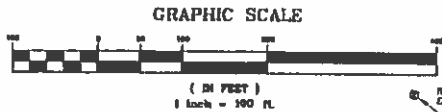
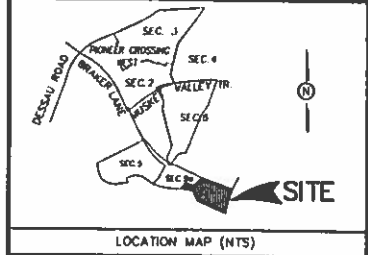


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PIONEER CROSSING WEST SECTION 9 B

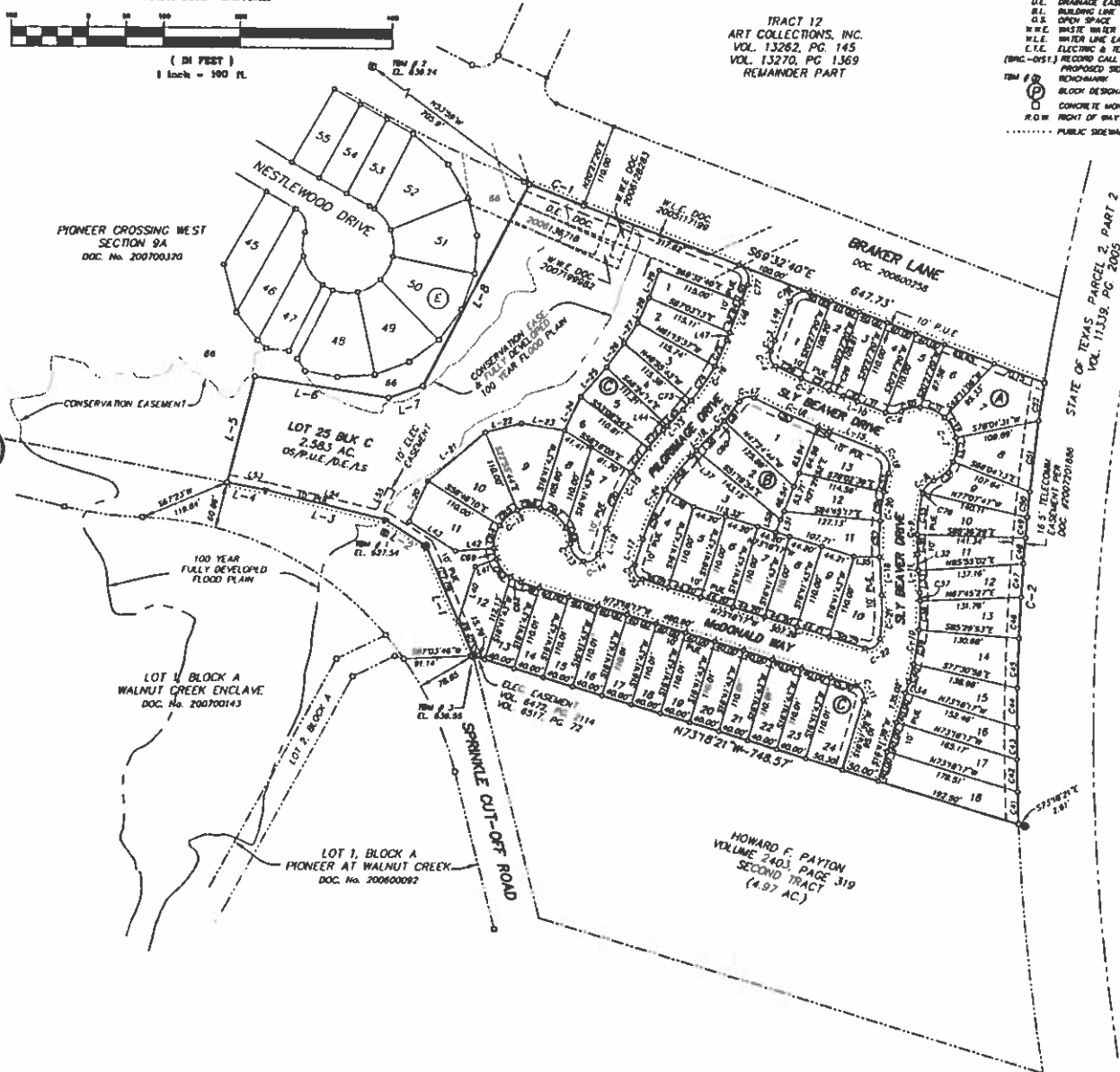


BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE, 1983 HARN



TRACT 12
ART COLLECTIONS, INC.
VOL. 13262, PG. 145
VOL. 13270, PG. 1369
REMAINDER PART

- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" SRED. PIN FOUND
 - 1/2" SRED. PIN SET W/ADAP
 - STAMPED LINE # ASSOC.
 - PWC FOUND
 - MAR. FOUND
 - C.O.A. CITY OF AUSTIN
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - G.S. GROW SPACE
 - W.E. WASTE WATER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - E.T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT
 - (BMC-DIST.) RECORD CALL
 - PROPOSED SIDEWALK
 - BENCHMARK
 - BLOCK DESIGNATION
 - CONCRETE MONUMENT SET
 - R.O.W. RIGHT OF WAY
 - PUBLIC SIDEWALK



B.M. No. 1-ELEV. 627.54'
804 NAIL SET 3.5' NORTH OF NORTH EDGE OF
PAVEMENT SPRINKLE CUT-OFF ROAD, S72°37'E,
217.1 FEET FROM S.W. CORNER OF LOT 25, BLOCK C.

B.M. No. 2-ELEV. 639.24'
MAG NAIL SET IN ASPHALT AT APPROXIMATE C.L.
INTERSECTION OF BRAKER LANE AND WORN SOLE
DRIVE, N53°36'W, 705.9 FEET FROM THE N.W.
CORNER OF LOT 25, BLOCK C.

B.M. No. 3-ELEV. 638.55'
SPRINKLE SET IN POWER POLE, EAST SIDE OF
SPRINKLE CUT-OFF ROAD AT SOUTHERLY Y SW
CORNER OF SUBDIVISION

LOT SUMMARY	
55 SINGLE FAMILY LOTS:	6.785 AC.
1 OPEN SPACE, LANDSCAPE, DRAINAGE EASEMENT, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT LOT:	2.583 AC.
AREA IN RIGHT-OF-WAYS:	2.072 AC.
11.441 AC. TOTAL	

C8-98-0115.08.1A

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704

SURVEY #: 2011-0528A