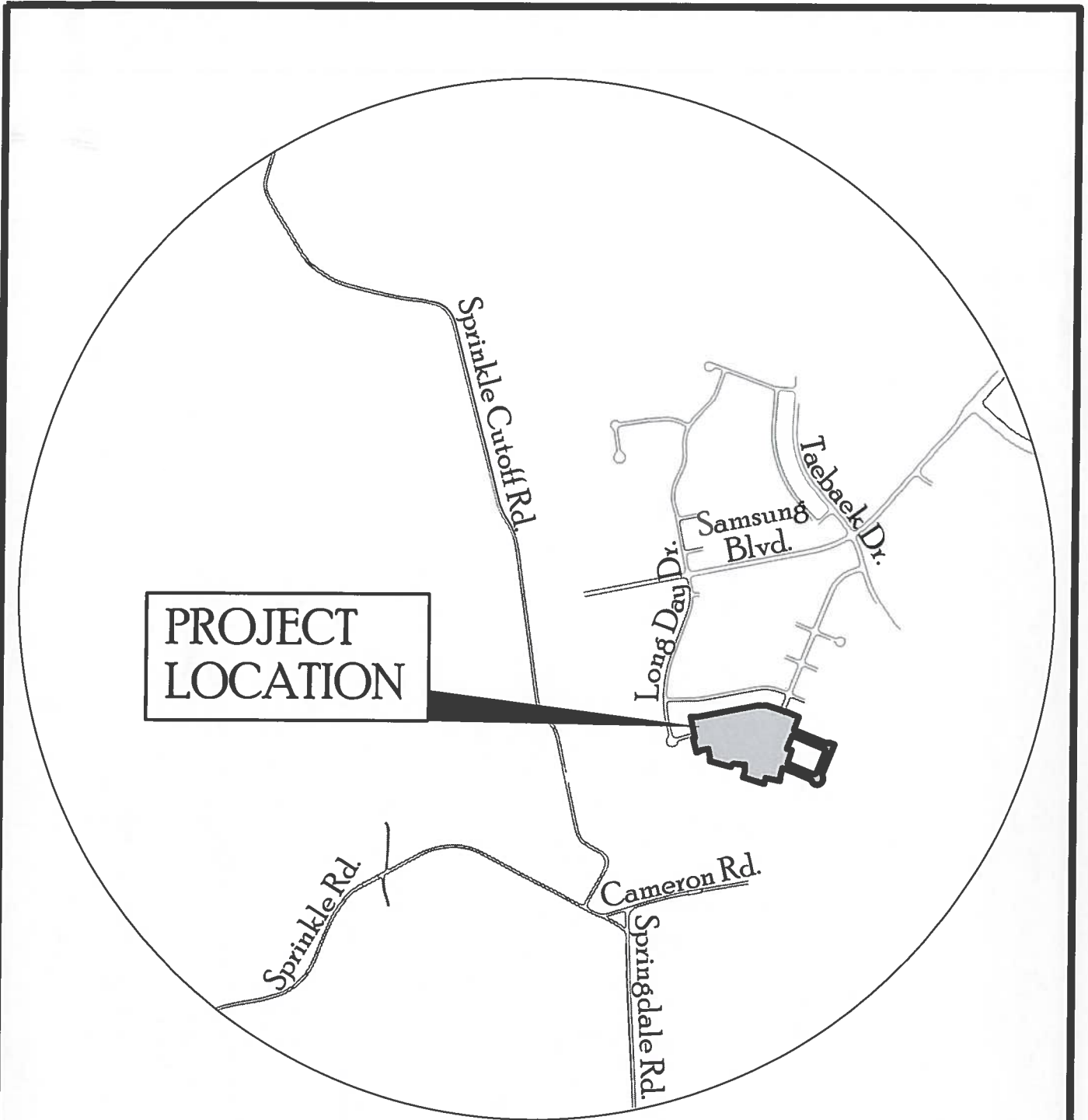


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0190.1A**Z.A.P. DATES:** October 4, 2016**SUBDIVISION NAME:** Pioneer Crossing East Section 3A**AREA:** 10.22 acres**LOTS:** 41**APPLICANT:** Continental Homes of Texas
(Ian Cude)**AGENT:** LJA Engineering
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** Long Day Dr. / Samsung Blvd.**GRIDS:** P29 / P30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** P.U.D.**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None**DEPARTMENT COMMENTS:** The request is for the approval of the Pioneer Crossing East Section 3A. The applicant proposes to plat the existing property into a 41 lot subdivision for residential uses.**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.**ZONING & PLATTING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov

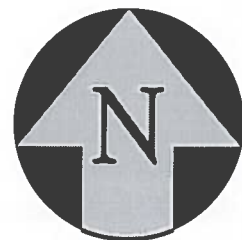


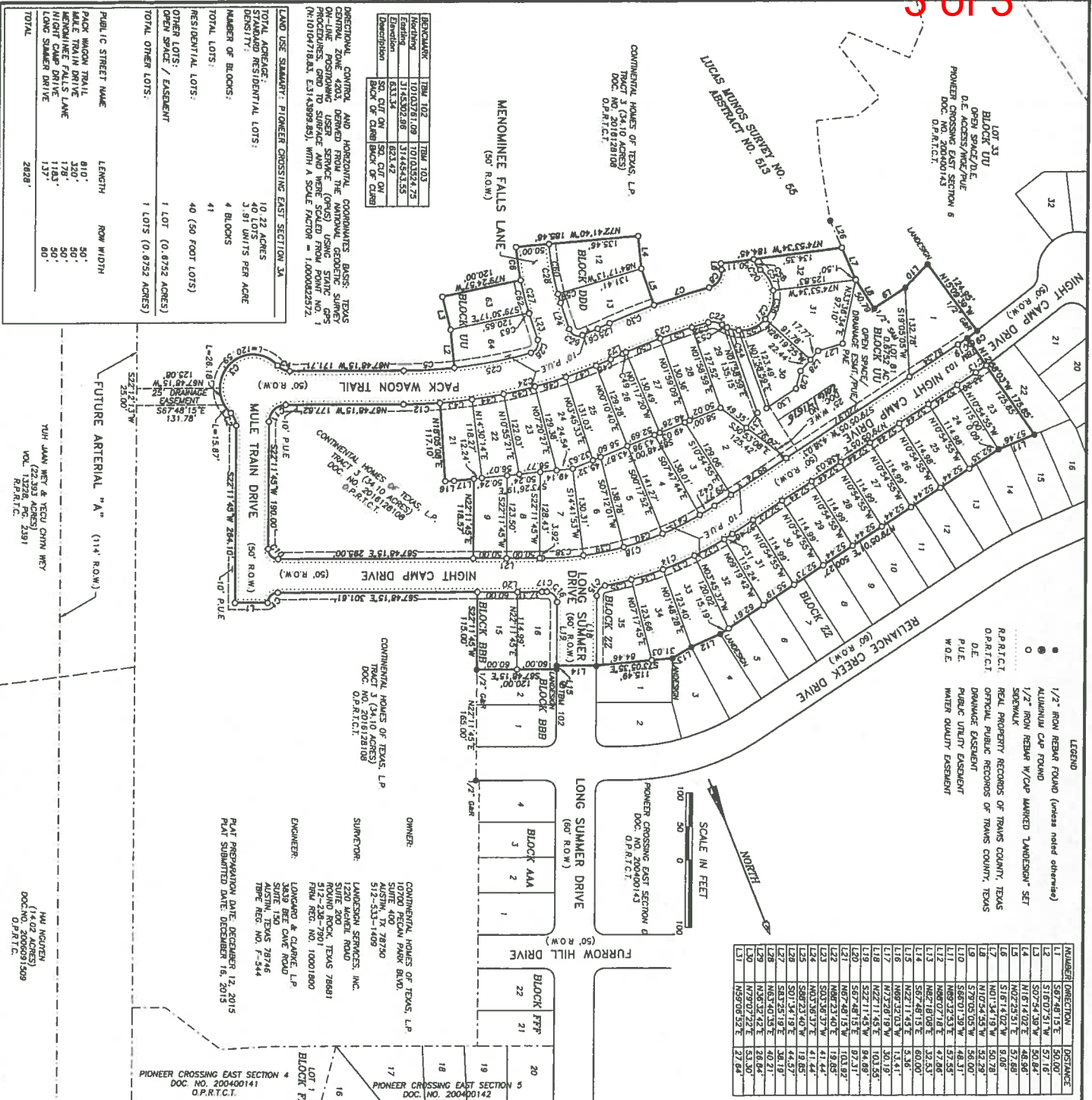
PIONEER CROSSING EAST 3A

LC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

3839 Bee Cave Road • Suite 150 • Austin, Texas 78746
(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544





NUMBER	DISTANCE	BEARING	AREA	PERCENTAGE
1	587.48	N 13.1° E	50.00	1.00
2	516.07	S 71.6° W	57.16	1.14
3	507.54	S 38.5° W	50.84	1.02
4	517.14	N 02.2° E	48.86	0.98
5	518.42	S 72.8° W	50.78	1.02
6	512.41	N 14.7° W	50.78	1.02
7	512.41	N 14.7° W	50.78	1.02
8	512.41	N 14.7° W	50.78	1.02
9	512.41	N 14.7° W	50.78	1.02
10	512.41	N 14.7° W	50.78	1.02
11	512.41	N 14.7° W	50.78	1.02
12	512.41	N 14.7° W	50.78	1.02
13	512.41	N 14.7° W	50.78	1.02
14	512.41	N 14.7° W	50.78	1.02
15	512.41	N 14.7° W	50.78	1.02
16	512.41	N 14.7° W	50.78	1.02
17	512.41	N 14.7° W	50.78	1.02
18	512.41	N 14.7° W	50.78	1.02
19	512.41	N 14.7° W	50.78	1.02
20	512.41	N 14.7° W	50.78	1.02
21	512.41	N 14.7° W	50.78	1.02
22	512.41	N 14.7° W	50.78	1.02
23	512.41	N 14.7° W	50.78	1.02
24	512.41	N 14.7° W	50.78	1.02
25	512.41	N 14.7° W	50.78	1.02
26	512.41	N 14.7° W	50.78	1.02
27	512.41	N 14.7° W	50.78	1.02
28	512.41	N 14.7° W	50.78	1.02
29	512.41	N 14.7° W	50.78	1.02
30	512.41	N 14.7° W	50.78	1.02
31	512.41	N 14.7° W	50.78	1.02
32	512.41	N 14.7° W	50.78	1.02
33	512.41	N 14.7° W	50.78	1.02
34	512.41	N 14.7° W	50.78	1.02
35	512.41	N 14.7° W	50.78	1.02
36	512.41	N 14.7° W	50.78	1.02
37	512.41	N 14.7° W	50.78	1.02
38	512.41	N 14.7° W	50.78	1.02
39	512.41	N 14.7° W	50.78	1.02
40	512.41	N 14.7° W	50.78	1.02

PROJECT NAME: SPRINKLE 7 TRACTS
 JOB NUMBER: 384-15-1
 DATE: 03/10/2018
 DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWG
 FILENAME: 384-15-1.DWG
 DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWG

FINAL PLAT OF PIONEER CROSSING EAST SECTION 3A

SCALE: 1" = 100'
 SHEET 1 OF 2

LAND DESIGN SERVICES, INC.
 5114-B-1280-7901
 1280 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

LAND DESIGN SERVICES, INC.
 LAND SURVEYOR
 EST. 2005

LAND DESIGN SERVICES, INC.
 5114-B-1280-7901
 1280 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800