

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0190.4A

Z.A.P. DATES: January 17, 2016

SUBDIVISION NAME: Pioneer Crossing East Section 15

AREA: 6.463 acres

LOTS: 25

APPLICANT: Continental Homes of Texas
(Ian Cude)

AGENT: LJA Engineering
(Walter Hoysa)

ADDRESS OF SUBDIVISION: Samsung Blvd. & Sprinkle Cutoff Rd.

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 15. The applicant proposes to plat the existing property into a 25 lot subdivision for residential uses on 6.463 acres.

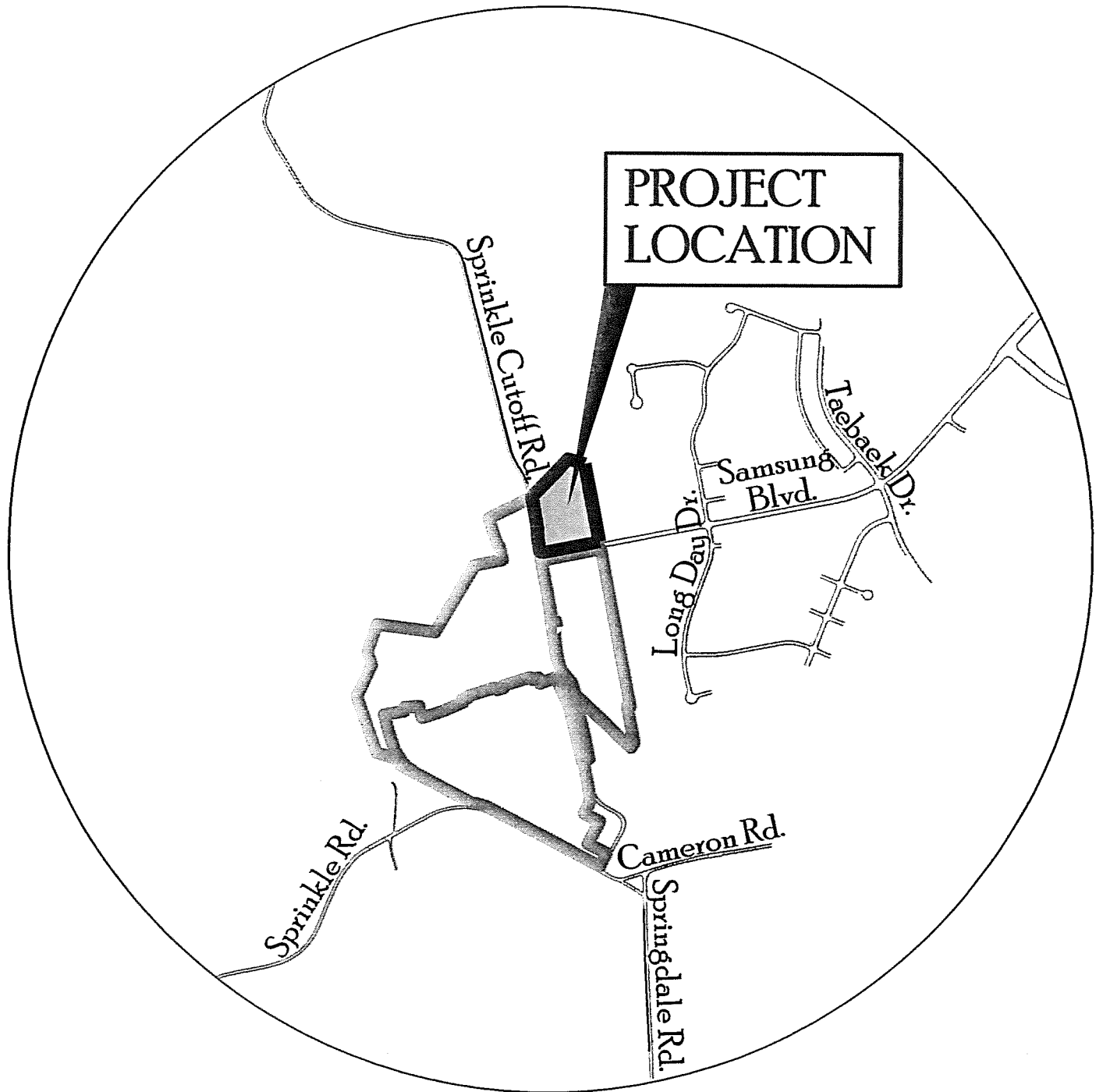
The plat follows the preliminary plan approved by the Zoning & Platting Commission on June 28, 2016.

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
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

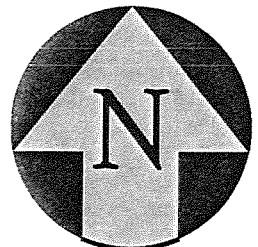


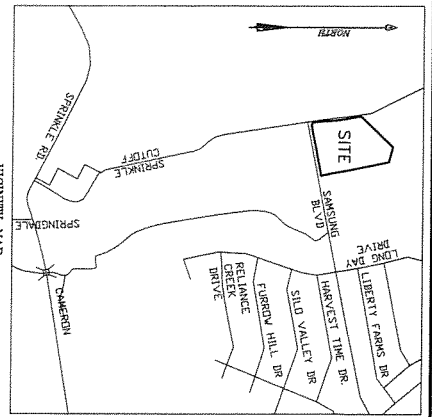
PIONEER CROSSING EAST SECTION 15

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





LAND USE SUMMARY: PIONEER CROSSING EAST SECTION 15

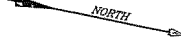
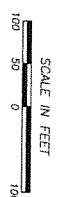
TOTAL ACRES:	6.463 ACRES
TOTAL RESIDENTIAL LOTS:	3.71 UNITS PER ACRE
NUMBER OF BLOCKS:	1 BLOCKS
TOTAL LOTS:	25
OTHER LOTS:	1 LOT (0.964 ACRES)
05/05/NO/PUE	1 LOT (0.964 ACRES)
TOTAL OTHER LOTS:	1 LOT (0.964 ACRES)
SUBMITAL DATE:	MAY 27, 2016

PUBLIC STREET NAME	LENGTH	ROW WIDTH
BLAZEY DRIVE	445'	50'
LOSOLIA CIRCLE	167'	50'
TOTAL	612'	

DIRECTIONAL CONTROL AND HORIZONTAL COORDINATES BASIS: TEXAS COORDINATE ZONE 14N, DERIVED FROM THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING SYSTEM (NAD 83) DATUM, WITH THE FOLLOWING PROCESSES, GRID TO SURFACE, AND WERE SCALED FROM POINT NO. 1 (NAD 83) TO POINT NO. 2 (NAD 83), WITH A SCALE FACTOR = 1.000002352.

ART COLLECTION, INC.
VOL. 13270, PG. 1369
R.P.R.T.C.T.

- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - ALUMINUM CAP FOUND
 - 1/2" IRON REBAR W/CAP MARKED "LANDSEIGN" SET
 - STEWART
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.O.E. WATER QUALITY EASEMENT
 - P.A.E. PUBLIC ACCESS EASEMENT
 - L.S. LANDSCAPE
 - O.S. OPEN SPACE



NUMBER	DATE	Radius	Length	Chord Bearing	Chord Length
C1	02/18/05	25.00	40.50	N84°30'25"W	36.21
C2	02/18/05	25.00	40.50	N84°30'25"W	36.21
C3	02/18/05	25.00	40.50	N84°30'25"W	36.21
C4	02/18/05	25.00	40.50	N84°30'25"W	36.21
C5	02/18/05	25.00	40.50	N84°30'25"W	36.21
C6	02/18/05	25.00	40.50	N84°30'25"W	36.21
C7	02/18/05	25.00	40.50	N84°30'25"W	36.21
C8	02/18/05	25.00	40.50	N84°30'25"W	36.21
C9	02/18/05	25.00	40.50	N84°30'25"W	36.21
C10	02/18/05	25.00	40.50	N84°30'25"W	36.21
C11	02/18/05	25.00	40.50	N84°30'25"W	36.21
C12	02/18/05	25.00	40.50	N84°30'25"W	36.21
C13	02/18/05	25.00	40.50	N84°30'25"W	36.21
C14	02/18/05	25.00	40.50	N84°30'25"W	36.21
C15	02/18/05	25.00	40.50	N84°30'25"W	36.21
C16	02/18/05	25.00	40.50	N84°30'25"W	36.21
C17	02/18/05	25.00	40.50	N84°30'25"W	36.21
C18	02/18/05	25.00	40.50	N84°30'25"W	36.21
C19	02/18/05	25.00	40.50	N84°30'25"W	36.21
C20	02/18/05	25.00	40.50	N84°30'25"W	36.21
C21	02/18/05	25.00	40.50	N84°30'25"W	36.21
C22	02/18/05	25.00	40.50	N84°30'25"W	36.21
C23	02/18/05	25.00	40.50	N84°30'25"W	36.21
C24	02/18/05	25.00	40.50	N84°30'25"W	36.21
C25	02/18/05	25.00	40.50	N84°30'25"W	36.21
C26	02/18/05	25.00	40.50	N84°30'25"W	36.21
C27	02/18/05	25.00	40.50	N84°30'25"W	36.21
C28	02/18/05	25.00	40.50	N84°30'25"W	36.21
C29	02/18/05	25.00	40.50	N84°30'25"W	36.21
C30	02/18/05	25.00	40.50	N84°30'25"W	36.21
C31	02/18/05	25.00	40.50	N84°30'25"W	36.21
C32	02/18/05	25.00	40.50	N84°30'25"W	36.21
C33	02/18/05	25.00	40.50	N84°30'25"W	36.21
C34	02/18/05	25.00	40.50	N84°30'25"W	36.21

NUMBER	DIRECTION	DISTANCE
L1	N02°44'05"W	40.31'
L2	N09°51'01"W	20.25'
L3	N05°53'33"W	10.50'
L4	N04°26'56"W	10.43'
L5	N07°54'59"E	30.51'
L6	N13°37'11"W	30.61'
L7	N06°10'33"W	78.81'
L8	N06°03'41"W	60.05'
L9	N06°03'41"W	60.05'
L10	N06°03'41"W	60.05'
L11	N02°53'53"E	48.21'
L12	N03°56'12"E	48.21'
L13	N02°53'53"E	48.21'
L14	N07°54'59"E	30.51'
L15	N13°37'11"W	30.61'
L16	N06°10'33"W	78.81'
L17	N06°03'41"W	60.05'
L18	N06°03'41"W	60.05'
L19	N06°03'41"W	60.05'
L20	N02°53'53"E	48.21'
L21	N03°56'12"E	48.21'
L22	N02°53'53"E	48.21'
L23	N07°54'59"E	30.51'
L24	N13°37'11"W	30.61'
L25	N06°10'33"W	78.81'
L26	N06°03'41"W	60.05'
L27	N06°03'41"W	60.05'
L28	N06°03'41"W	60.05'
L29	N02°53'53"E	48.21'
L30	N03°56'12"E	48.21'
L31	N02°53'53"E	48.21'
L32	N07°54'59"E	30.51'
L33	N13°37'11"W	30.61'
L34	N06°10'33"W	78.81'
L35	N06°03'41"W	60.05'
L36	N06°03'41"W	60.05'
L37	N06°03'41"W	60.05'
L38	N02°53'53"E	48.21'
L39	N03°56'12"E	48.21'
L40	N02°53'53"E	48.21'
L41	N07°54'59"E	30.51'
L42	N13°37'11"W	30.61'
L43	N06°10'33"W	78.81'
L44	N06°03'41"W	60.05'
L45	N06°03'41"W	60.05'
L46	N06°03'41"W	60.05'
L47	N02°53'53"E	48.21'
L48	N03°56'12"E	48.21'
L49	N02°53'53"E	48.21'
L50	N07°54'59"E	30.51'
L51	N13°37'11"W	30.61'
L52	N06°10'33"W	78.81'
L53	N06°03'41"W	60.05'
L54	N06°03'41"W	60.05'
L55	N06°03'41"W	60.05'
L56	N02°53'53"E	48.21'
L57	N03°56'12"E	48.21'
L58	N02°53'53"E	48.21'
L59	N07°54'59"E	30.51'
L60	N13°37'11"W	30.61'
L61	N06°10'33"W	78.81'
L62	N06°03'41"W	60.05'
L63	N06°03'41"W	60.05'
L64	N06°03'41"W	60.05'
L65	N02°53'53"E	48.21'
L66	N03°56'12"E	48.21'
L67	N02°53'53"E	48.21'
L68	N07°54'59"E	30.51'
L69	N13°37'11"W	30.61'
L70	N06°10'33"W	78.81'
L71	N06°03'41"W	60.05'
L72	N06°03'41"W	60.05'
L73	N06°03'41"W	60.05'
L74	N02°53'53"E	48.21'
L75	N03°56'12"E	48.21'
L76	N02°53'53"E	48.21'
L77	N07°54'59"E	30.51'
L78	N13°37'11"W	30.61'
L79	N06°10'33"W	78.81'
L80	N06°03'41"W	60.05'
L81	N06°03'41"W	60.05'
L82	N06°03'41"W	60.05'
L83	N02°53'53"E	48.21'
L84	N03°56'12"E	48.21'
L85	N02°53'53"E	48.21'
L86	N07°54'59"E	30.51'
L87	N13°37'11"W	30.61'
L88	N06°10'33"W	78.81'
L89	N06°03'41"W	60.05'
L90	N06°03'41"W	60.05'
L91	N06°03'41"W	60.05'
L92	N02°53'53"E	48.21'
L93	N03°56'12"E	48.21'
L94	N02°53'53"E	48.21'
L95	N07°54'59"E	30.51'
L96	N13°37'11"W	30.61'
L97	N06°10'33"W	78.81'
L98	N06°03'41"W	60.05'
L99	N06°03'41"W	60.05'
L100	N06°03'41"W	60.05'

DEFENDER TRAIL (50' R.O.W.)

SPRINKLE CUTOFF ROAD (R.O.W. VARIES)

SAWSUNG BOULEVARD (60' R.O.W.)

STATE OF TEXAS
PARCEL 2, PART 2
VOL. 11339, PG. 2005
R.P.R.T.C.T.

PIONEER 40, LLC
PART 1 (REMAINDER 86.329 ACRES)
VOL. 11339, PG. 2005
R.P.R.T.C.T.

PIONEER 40, LLC
PART 2 (REMAINDER 86.329 ACRES)
VOL. 11339, PG. 2005
R.P.R.T.C.T.

SPRINKLE CREEK CORPORATION
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 2, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 25, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 26, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 27, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 28, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 29, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 30, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 31, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 32, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 33, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 34, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 35, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 36, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 37, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 38, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 39, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 40, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 41, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 42, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 43, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 44, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 45, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 46, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 47, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 48, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 49, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 50, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 51, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 52, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 53, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 54, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 55, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 56, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 57, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 58, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 59, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 60, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 61, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 62, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 63, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 64, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 65, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 66, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 67, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 68, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 69, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 70, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 71, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 72, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 73, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 74, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 75, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 76, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 77, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 78, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 79, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 80, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 81, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 82, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 83, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 84, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 85, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 86, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 87, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 88, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 89, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 90, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 91, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 92, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 93, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 94, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 95, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 96, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 97, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 98, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 99, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 100, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 101, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 102, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 103, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 104, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 105, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 106, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 107, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 108, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 109, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 110, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 111, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 112, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 113, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 114, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 115, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 116, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 117, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 118, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 119, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 120, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 121, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 122, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 123, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 124, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 125, BLOCK A
PIONEER 40, LLC
DOC. NO. 200600092
O.P.R.T.C.T.

LOT 126, BLOCK A
PIONEER 40, LLC
DOC. NO