

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0109.5A (VAC)**ZAP DATE:** March 20, 2018**APPLICATION NAME:** Vacation of Block MM of Pioneer Crossing East, Section 16.**AREA:** 3.164 acres**LOTS:** 13 lots will be vacated**APPLICANT:** Continental homes of Texas, LP**AGENT:** LJA Engineering, Inc
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road**GRIDS:** MN30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential

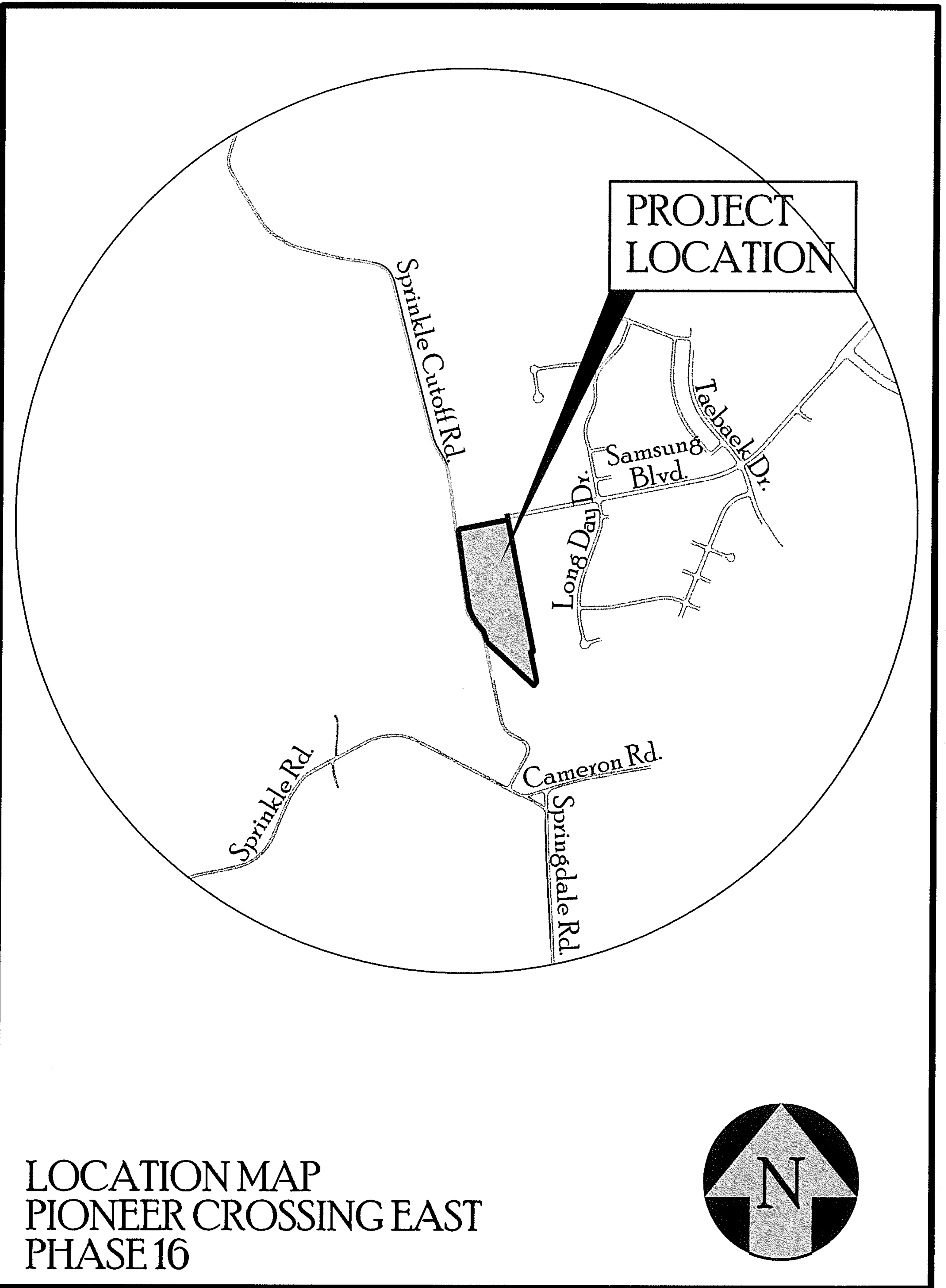
DEPARTMENT COMMENTS: This request is for the vacation of Block MM of Pioneer Crossing East, Section 16, including the Blazeby Cove right-of-way. This plat vacation will remove 12 residential lots, a drainage lot and the Blazeby Cove cul-de-sac from the plat. The vacated land will be replatted in a new configuration, comprised of 6 residential lots, a drainage lot, and the amenity lot. Case #C8-2017-0267.0A is the associated replat application.

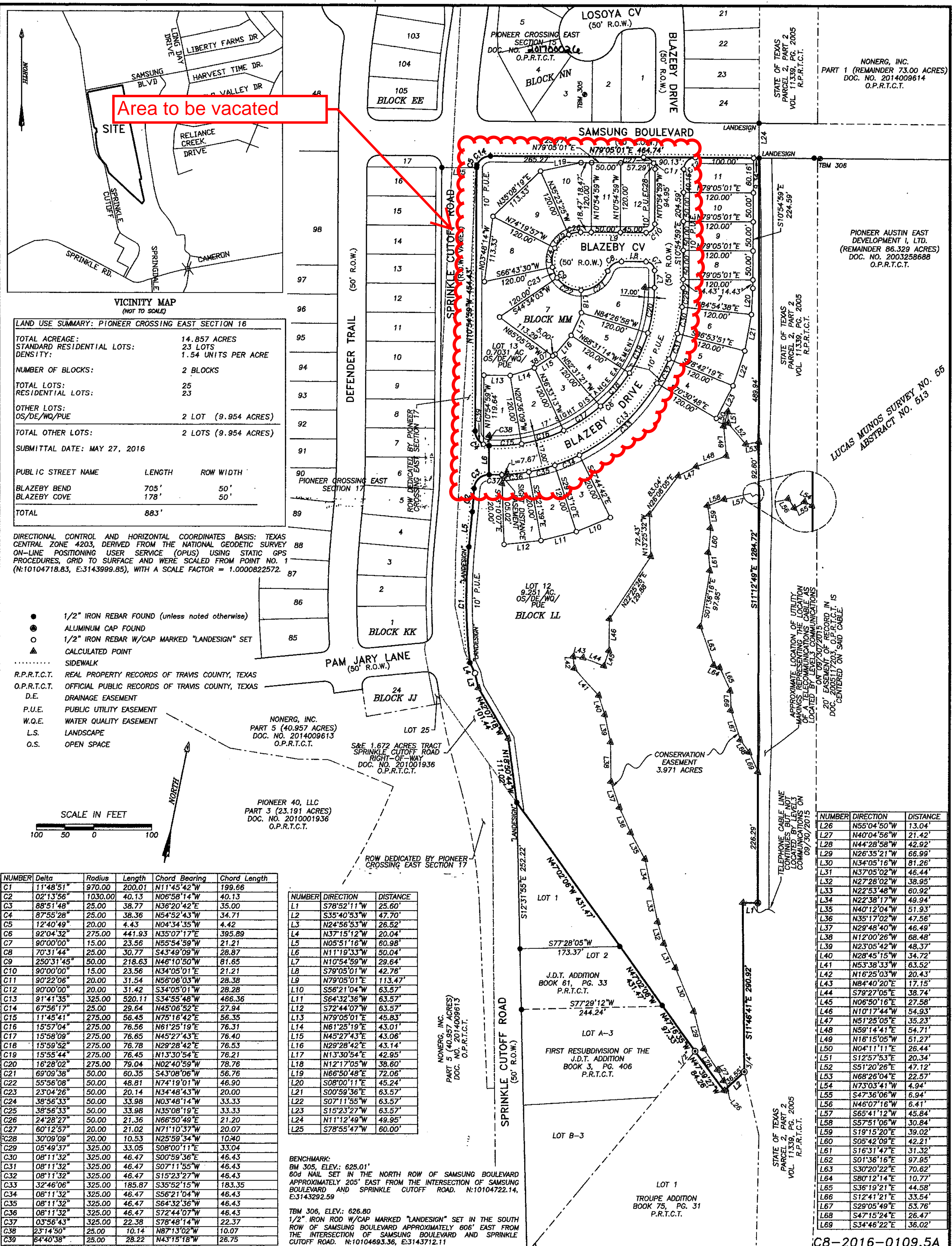
This plat vacation and associated replat is the first step in the applicant's overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- Section 16, Block MM is currently comprised of 12 residential lots and 1 drainage lot. It will be vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot.
- Section 17, Block EE, Lot 1 is currently comprised of 1 amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage lot. The vacation (C8-2016-0109.3A VAC) and replat (C8-2017-0268.0A) applications are being reviewed and will be scheduled for a hearing after the review is complete.

STAFF RECOMMENDATION: The staff recommends approval of the plat vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov





NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C1	11°48'51"	970.00	200.01	N11°45'42"W	199.66
C2	02°13'56"	1030.00	40.13	N06°58'14"W	40.13
C3	88°51'48"	25.00	38.77	N36°20'42"E	35.00
C4	87°55'28"	25.00	38.36	N54°52'43"W	34.71
C5	12°40'49"	20.00	4.43	N04°34'35"W	4.42
C6	92°04'32"	275.00	441.93	N35°07'17"E	395.89
C7	90°00'00"	15.00	23.56	N55°54'59"W	21.21
C8	70°31'44"	25.00	30.77	S43°49'09"W	28.87
C9	250°31'45"	50.00	218.63	N46°10'50"W	81.65
C10	90°00'00"	15.00	23.56	N34°05'01"E	21.21
C11	90°22'06"	20.00	31.54	N56°06'03"W	28.38
C12	90°00'00"	20.00	31.42	S34°05'01"W	28.28
C13	91°41'35"	325.00	520.11	S34°55'48"W	466.36
C14	67°56'17"	25.00	29.64	N45°06'52"E	27.94
C15	11°45'41"	275.00	56.45	N75°16'42"E	56.35
C16	15°57'04"	275.00	76.56	N61°25'19"E	76.31
C17	15°58'09"	275.00	76.65	N45°27'43"E	76.40
C18	15°59'52"	275.00	76.78	N29°28'42"E	76.53
C19	15°55'44"	275.00	76.45	N13°30'54"E	76.21
C20	16°28'02"	275.00	79.04	N02°40'59"W	78.76
C21	69°09'38"	50.00	60.35	S43°08'06"W	56.76
C22	55°56'08"	50.00	48.81	N74°19'01"W	46.90
C23	23°04'26"	50.00	20.14	N34°48'43"W	20.00
C24	38°56'33"	50.00	33.98	N03°48'14"W	33.33
C25	38°56'33"	50.00	33.98	N35°08'19"E	33.33
C26	24°28'27"	50.00	21.36	N66°50'49"E	21.20
C27	60°12'57"	20.00	21.02	N71°10'37"W	20.07
C28	30°09'09"	20.00	10.53	N25°59'34"W	10.40
C29	05°49'37"	325.00	33.05	S08°00'11"E	33.04
C30	08°11'32"	325.00	46.47	S00°59'36"E	46.43
C31	08°11'32"	325.00	46.47	S07°11'55"W	46.43
C32	08°11'32"	325.00	46.47	S15°23'27"W	46.43
C33	32°46'06"	325.00	185.87	S35°52'15"W	183.35
C34	08°11'32"	325.00	46.47	S56°21'04"W	46.43
C35	08°11'32"	325.00	46.47	S64°32'36"W	46.43
C36	08°11'32"	325.00	46.47	S72°44'07"W	46.43
C37	03°56'43"	325.00	22.38	S78°48'14"W	22.37
C38	23°14'50"	25.00	10.14	N87°13'02"W	10.07
C39	64°40'38"	25.00	28.22	N43°15'18"W	26.75

NUMBER	DIRECTION	DISTANCE
L1	S78°52'11"W	25.60'
L2	S35°40'53"W	47.70'
L3	N24°56'53"W	26.52'
L4	N37°15'12"W	20.04'
L5	N05°51'16"W	60.98'
L6	N11°19'33"W	50.04'
L7	N10°54'59"W	29.64'
L8	S79°05'01"W	42.76'
L9	N79°05'01"E	113.47'
L10	S56°21'04"W	63.57'
L11	S64°32'36"W	63.57'
L12	S72°44'07"W	63.57'
L13	N79°05'01"E	45.83'
L14	N61°25'19"E	43.01'
L15	N45°27'43"E	43.06'
L16	N29°28'42"E	43.14'
L17	N13°30'54"E	42.95'
L18	N12°17'05"W	38.60'
L19	N66°50'48"E	72.06'
L20	S08°00'11"E	45.24'
L21	S00°59'36"E	63.57'
L22	S07°11'55"W	63.57'
L23	S15°23'27"W	63.57'
L24	N11°12'49"W	49.95'
L25	S78°55'47"W	60.00'

NUMBER	DIRECTION	DISTANCE
L26	N55°04'50"W	13.04'
L27	N40°04'56"W	21.42'
L28	N44°28'58"W	42.92'
L29	N26°35'21"W	66.99'
L30	N34°05'16"W	81.26'
L31	N37°05'02"W	46.44'
L32	N27°28'02"W	38.95'
L33	N22°53'48"W	60.92'
L34	N22°38'17"W	49.94'
L35	N40°12'04"W	51.93'
L36	N35°17'02"W	47.56'
L37	N29°48'40"W	46.49'
L38	N12°00'26"W	68.48'
L39	N23°05'42"W	48.37'
L40	N28°45'15"W	34.72'
L41	N53°38'33"W	63.52'
L42	N16°25'03"W	20.43'
L43	N84°40'20"E	17.15'
L44	S79°27'05"E	38.74'
L45	N06°50'16"E	27.58'
L46	N10°17'44"W	54.93'
L47	N51°25'05"E	35.23'
L48	N59°14'41"E	54.71'
L49	N16°15'05"W	51.27'
L50	N04°11'11"E	26.44'
L51	S12°57'53"E	20.34'
L52	S51°20'26"E	47.12'
L53	N68°26'04"E	22.57'
L54	N73°03'41"W	4.94'
L55	S47°36'06"W	6.94'
L56	N46°07'16"W	6.41'
L57	S65°41'12"W	45.84'
L58	S57°51'06"W	30.84'
L59	S19°15'20"E	39.02'
L60	S05°42'09"E	42.21'
L61	S16°31'47"E	31.32'
L62	S01°36'16"E	97.95'
L63	S30°20'22"E	70.62'
L64	S80°12'14"E	10.77'
L65	S36°19'21"E	44.58'
L66	S12°41'21"E	33.54'
L67	S29°05'49"E	53.76'
L68	S47°15'24"E	26.47'
L69	S34°46'22"E	36.02'

PROJECT NAME: SPRINKLE 7
 JOB NUMBER: 347-15-01
 DATE: 04/08/2016 SCALE: 1"=100'
 DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS
 FIELDNOTE FILE PATH:
 RPLS: JB TECH: HAS PARTY/CHIEF: PO
 CHECKED BY: JB FIELDBOOKS:

FINAL PLAT OF PIONEER CROSSING EAST SECTION 16



LANDESIGN SERVICES, INC.
 512-238-7901
 1220 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

PARTIAL VACATION OF PIONEER CROSSING EAST SECTION 16**THE STATE OF TEXAS****COUNTY OF TRAVIS**

WHEREAS, Continental Homes of Texas, L.P., owners of that certain tract described as Tract 1 (15.19 acres) recorded in Document Number 2016128109 of the Official Public Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated **PIONEER CROSSING EAST SECTION 16**, the plat of which is recorded in Document Number 201700051 of the Official Public Records of Travis County, Texas, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

LOT	OWNER
Lot 1, Block MM	Continental Homes of Texas, L.P.
Lot 2, Block MM	Continental Homes of Texas, L.P.
Lot 3, Block MM	Continental Homes of Texas, L.P.
Lot 4, Block MM	Continental Homes of Texas, L.P.
Lot 5, Block MM	Continental Homes of Texas, L.P.
Lot 6, Block MM	Continental Homes of Texas, L.P.
Lot 7, Block MM	Continental Homes of Texas, L.P.
Lot 8, Block MM	Continental Homes of Texas, L.P.
Lot 9, Block MM	Continental Homes of Texas, L.P.
Lot 10, Block MM	Continental Homes of Texas, L.P.
Lot 11, Block MM	Continental Homes of Texas, L.P.
Lot 12, Block MM	Continental Homes of Texas, L.P.
Lot 13, Block MM	Continental Homes of Texas, L.P.
Blazeby Cove Right-of-Way	Continental Homes of Texas, L.P.

WHEREAS, Continental Homes of Texas, L.P., who collectively constitute the owners of all original, intact lots in Pioneer Crossing East Section 16 are desirous of partially vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lots 1 through 13, Block MM.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Continental Homes of Texas, L.P. for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1 through 13, Block MM only. Said subdivision shall, however, remain in full force and effect as to all other lots in Pioneer Crossing East Section 16.

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EXECUTED THE DAYS HEREAFTER NOTED.

Date: _____, 20____

Continental Homes of Texas, L.P.,
a Texas limited partnership

By: **CHTEX of Texas, Inc.,**
a Delaware Corporation,
its Sole General Partner

By: _____
Name: Ian Cude
Title: Assistant Secretary

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned notary, on this day personally appeared Ian Cude, Assistant Secretary of **CHTEX OF TEXAS, INC.**, a Delaware corporation, Sole General Partner of **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on October 30, 2017.



Rachel Baring
Printed Name: Rachel Baring
Notary Public in and for the State of Texas
My commission expires: 06-26-2021

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the ____ day of _____, 20____, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as **PIONEER CROSSING EAST SECTION 16**, as recorded in Document No. 201700051, Official Public Records of Travis County, Texas, upon application therefore by all of the owners of Lots 1 through 13, Block MM and Blazeby Cove right-of-way in said subdivision.

EXECUTED, this ____ day of _____, 20____.

 Jolene Kiolbassa
 Chair
 Zoning and Platting Commission
 City of Austin
 Travis County, Texas

ATTEST:

 Steve Hopkins
 Senior Planner
 City of Austin
 Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jolen Kiolbassa, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Zoning and Platting Commission of the City of Austin, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

[SEAL]

 Printed Name: _____
 Notary Public in and for the State of Texas
 My commission expires: _____