

1 of 17

MEMORANDUM

| TO: | Andrew Rivera, Zoning and Platting Commission Liaison Planning and Zoning Department |
|----------|---|
| FROM: | Kim Vasquez, Property Agent Senior Office of Real Estate Services |
| DATE: | April 3, 2019 |
| SUBJECT: | F#10014-1809 Right-of-Way Vacation of 3.13 Acre Portion of Yager Lane |

Attached is the Summary of Review Comments Report and Application Packet pertaining to the right-ofway vacation application for approximately 3.13 acre tract of land, being a portion of Yager Lane. The area being requested for vacation will be used for future development. All affected city departments and private utility franchise holders have reviewed the request and recommend approval, subject to the following conditions:

- 1. Austin Transportation Department:
 - A public access easement will be required for the portion of Right of Way (ROW) that is being vacated.
 - Back-in angle parking will be required for the portion of ROW that is being vacated.
 - Bike lanes will be required for the portion of ROW that is being vacated.
 - The developer will be allowed to close the vacated ROW for special events only.
- 2. Austin Water Utility:
 - A water line easement will be retained over the entire vacation tract.
- 3. Grande Communications:
 - No objections; with conditions of full reimbursement if Grande utilities will need to relocate.
- 4. Development Services Department, Land Use Review (Transportation):
 - Approved with condition. The proposed Yager Lane connection should be approved and built before final approval of this ROW vacation.

The applicant has requested that this item be submitted for placement on the April 16, 2019 Zoning and Platting Commission Agenda.

| Staff contact: | Kim Vasquez, Property Agent Senior |
|-----------------------|---|
| | Office of Real Estate Services, 512-974-9241, kim.vasquez@austintexas.gov |
| Applicant: | T. Walter Hoysa, P.E., Senior Project Manager |
| | LJA Engineering, (512) 767-7351, <u>whoysa@lja.com</u> |
| Adjoining Land Owner: | RH Pioneer North, LLC |

The applicant and/or property owner's representative will be present at the meeting to answer any questions regarding the project development and vacation request.

Attachment: Summary of Review Comments Report and Application Packet

APPLICATION PACKET

2 of 17

MEMORANDUM

Case No: 10014-1809 Date: Sept. 24, 2018

SUBJECT: RIGHT OF WAY VACATION

| ()Lucy Cabading ()Melody Giambruno | AT&T Austin Energy | () Robynne Heymans () Mehrnaz Mehraein | PARD DSD (LUR-Drainage) |
|---------------------------------------|--------------------------------|---|-----------------------------------|
| | Austin Energy | () | |
| () Mike Turner | Austin Resource Recovery | () Sangeeta Jain | DSD (LUR-Transportation) |
| () Rob Spillar | Austin Transportation Director | () Mark Walters | P&Z (Comp. Planning) |
| () Angela Baez | Austin Water | () Humberto Rey | P&Z (Urban Design) |
| () Jenna Neal | Austin Water | () Wendy Rhoades | P&Z (Zoning Review) |
| () Bruna Quinonez | Code Compliance | () David Boswell | PWD (Office of Engineering |
| () Carlos DeMatos | CTM – GAATN | | Street & Bridge) |
| () Milissa Warren | EMS | () Eric Dusza | PWD (Sidewalk & Special Projects) |
| () Roberto Gonzalez | Capital Metro | () Janae Spence | PWD (Urban Trails Connectivity) |
| () Daniel Pina | Grande Communication | () Aaron Diaz | Texas Gas |
| () Anthony Platt | Google | () Rolando Rodriguez | Fire |
| () Andy Creel | Google | () Timothy White | Charter/Spectrum |
| () Frederic Ritter | Google | () Annabell Ulary | WPD (Engineering) |

A request has been received for the right of way vacation of a portion of **E. Yager Lane** (approximately 3.13 acres), located east of Dessau Rd. and north of E. Parmer Ln., out of the Mariquita Castro Survey Number 50, Abstract 160, Travis County, Texas.

SEE ATTACHED INFORMATION and the PROPOSED RE-DEDICATION of a portion of E. Yager Lane (EastVillage Final Plat Proposal).

Please review this request and return your comments to Kim Vasquez (512) 974-9241.

Email <u>landmanagement@austintexas.gov</u> Mail City of Austin Office of Real Estate Services, 13th Floor P.O. Box 1088

Austin, TX 78767

***Due Date: October 12, 2018

| Imagine Austin Comprehensive Plan (C | ITY OF AUSTIN REVIEWERS ONLY): |
|--|--------------------------------|
| Please also review the Vacation request based on the I | |
| the Imagine Austin Comprehensive Plan (page 186). | |
| APPROVAL:YESYes, | Subj. to Reqm't No |
| Comments: | |
| | |
| | |
| | |
| | |
| | |
| Reviewed by: | Telephone: |
| Date: | |





3839 Bee Cave Road, Suite 150, Austin, Texas 78746 t 512.306.0228 f 512.306.0338 LJA.com TBPE F-1386 3 of 17

August 23, 2018

Kim Vasquez City of Austin Office of Real Estate Services 505 Barton Springs Road Suite 1350 Austin, Texas 78704

RE: ROW Vacation of 2908 – 4012 block of E. Yager Lane LJA Project #A551-1001

Dear Kim:

Please find enclosed our application to vacate the right-of-way ("ROW") of the 2908 – 4012 block of E. Yager Lane, which is located north of E. Parmer Lane and Samsung Boulevard. The aforementioned portion of E. Yager Lane splits the lower portion of Travis County Appraisal District Parcel No. 02-5141-0302-0000, which is owned by RH Pioneer North, LLC. The purpose of the vacation is to construct the mixed-use development known as *EastVillage* (previously known as District 54 and Pioneer Crossing North), which is located within the Planned Unit Development ("PUD") known as *Pioneer Crossing* (C814-96-0003). PUD revisions depicting the ROW vacation are noted in City of Austin Case Nos. C814-96-0003.13 and C814-96-0003.14. RH Pioneer North, LLC plans to re-dedicate the vacated ROW as part of new ROW in the *EastVillage* final plat (City of Austin Case No. C8-2017-0193.1A). Said new ROW is to be constructed per *District 54* subdivision construction plans (City of Austin Case No. C8-2017-0193.1B).

Below are further details regarding the reason for the vacation.

- 1. This is a commercial project for a mixed-use development that will consist of commercial/retail uses, mixed density residential, various open space lots, and a public park.
- 2. The area to be vacated was not dedicated via plat or easement. It is a prescriptive easement and noted in adjacent deeds as "save and except" tracts.
- 3. The City never purchased the area to be vacated.
- 4. The area to be vacated and our property are in the *Pioneer Crossing* Planned Unit Development and are located within the same proposed final plat, currently in process as C8-2017-0193.1A.
- 5. The area to be vacated is functional right-of-way.
- 6. There is a 6-inch waterline located with the right-of-way. The waterline is required to be upgraded and replaced as part of the site's Service Extension Request (SER-3980).
- 7. The vacated area will be used as part of commercial and mixed density residential tracts as well as new ROW (Innovar Circle) that will run through the *EastVillage* development.
- 8. Subdivision construction plans to construct the new ROW and utilities for the *EastVillage* development have been submitted as C8-2017-0193.1B. Individual site plans for the lots within C8-2017-0193.1A will be submitted at a later date.

G:\In House\A551-1001 Pioneer Crossing North\Yager Ln ROW Vacation\IS 2018-DRAFT\Reason for Vacation.docx

Kim Vasquez City of Austin Office of Real Estate Services August 23, 2018 Page 2 of 2

2908 – 4012 block of E. Yager Lane ROW Vacation Application

- 9. Our project is part of a Planned Unit Development, Pioneer Crossing.
- 10. Our project is not a SMART Housing Project.
- 11. We anticipate starting construction on C8-2017-0193.1B in February 2019.
- 12. The current zoning on the adjacent properties to the proposed vacated ROW is PUD.
- 13. The property adjacent to the proposed vacated ROW is currently in the City's permitting process as PUD revision C814-96-0003.14, approved preliminary plan C8-2017-0193, final plat application C8-2017-0193.1A, and subdivision construction plan application C8-2017-0193.1B. The adjacent property is currently used for agricultural purposes.
- 14. There are no existing parking facilities currently on the property to be vacated.
- 15. Development around the vacated right-of-way will provide off-street parking for all proposed sites.
- 16. Increased parking demands will be addressed by providing sufficient parking on all tracts adjacent to the redeveloped right-of-way.
- 17. No agreements have been made with adjacent landowners. The vacation and replacement right-of-way have been specifically designed to not affect adjacent properties.
- 18. The area to be vacated does not lie within the Austin Downtown Plan.
- 19. The area to be vacated does not lie with UT boundaries.
- 20. The proposed vacation and replacement right-of-way supports Priority Programs by maintaining the connectivity currently provided, increasing roadway capacity, replacing a substandard roadway section, and allowing for increased density within the overall project limits.

Please let us know if you have any additional questions or require additional documentation for your review of this vacation request.

Very Truly Yours, LJA ENGINEERING, INC. TW Hoysa, PIE. **Project Manager** TWH/ew

cc: Jordan Litwiniak, Reger Holdings

APPLICATION FOR STREET OR ALLEY VACATION

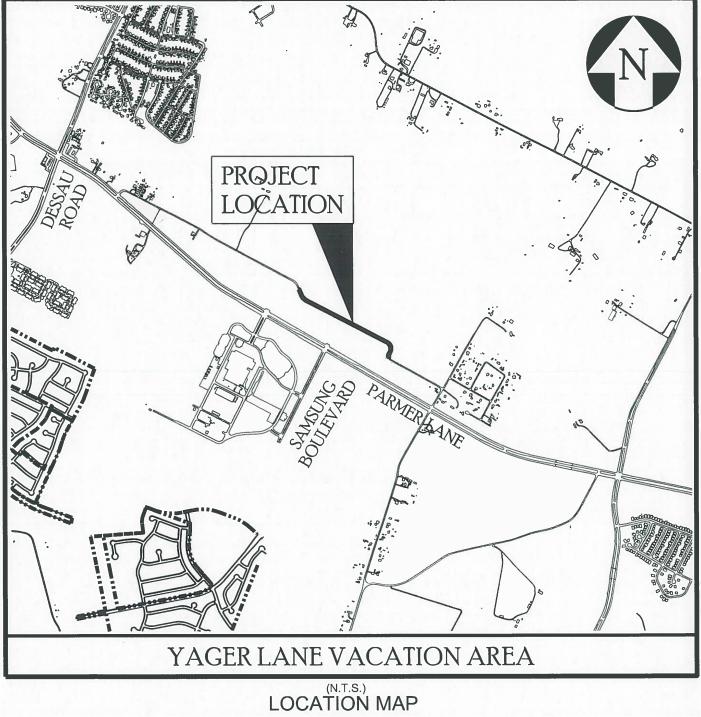
| File No. 10014-1809 | DATE: 9/24/18 |
|--|---|
| Department Use Only | Department Use Uniy |
| TYPE OF VACATION | Approximately 3.13 acres of E. Yager Ln |
| Type of Vacation: Street: ; Alley: | ; ROW X Hundred Block: 2908-4012 |
| Name of Street/Alley/ROW: E. Yager La | ane Is it constructed: (Yes) No |
| Property address: 4000 E. Yager Lane, / | Austin, Texas 78754 |
| Purpose of vacation: construction of port | tion of EastVillage (part of Pioneer Crossing Planned Unit Developme |
| vacated ROW will be re-dedicated as | s part of C8-2017-0193.1A (District 54) |
| PROPERTY DESCRIPTION ADJACE | NT TO AREA TO BE VACATED |
| Parcel #: 02-5141-0302-0000 | |
| | g Survey No. 70, Abstract 164 and Mariquita Castro Survey No. 50, |
| Lot(s): N/A Block: N/A | Outlot: N/A Abstract No. 160 |
| Subdivision Name: N/A | |
| Plat Book N/A Page Number N | /A Document Number N/A |
| | |
| Neighborhood Association Name: N/A | |
| Address including zip code: N/A | |
| | |
| RELATED CASES | |
| | FILE NUMBERS |
| Existing Site Plan (circle one): VES/NO | |
| Subdivision: Case (circle one): (YES)/ NO | |
| Zoning Case (circle one): (YES) NO | |
| | |
| | |
| | |
| PROJECT NAME, if applicable: | |
| | |
| Name of Development Project: District 54 | |
| Name of Development Project: District 54 Is this a S.M.A.R.T. Housing Project (circl | le one): YES /(NO) |
| Name of Development Project: District 54 Is this a S.M.A.R.T. Housing Project (circl | le one): YES /(NO) |
| Name of Development Project: <u>District 54</u> Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B | le one): YES /(NO) |
| Name of Development Project: <u>District 54</u> Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B OWNER INFORMATION | le one): YES / NO Boundaries (circle one): YES / NO |
| Name of Development Project: <u>District 54</u> Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B <u>OWNER INFORMATION</u> Name: <u>RH Pioneer North, LLC</u> | le one): YES / NO Boundaries (circle one): YES / NO (as shown on Deed) |
| Name of Development Project: <u>District 54</u> Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B <u>OWNER INFORMATION</u> Name: <u>RH Pioneer North, LLC</u> Address: <u>2730 Transit Rd</u> | le one): YES / NO Boundaries (circle one): YES / NO (as shown on Deed) Phone: (716) 809-8692 Fax No.: () |
| Name of Development Project: <u>District 54</u> Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B <u>OWNER INFORMATION</u> Name: <u>RH Pioneer North, LLC</u> Address: <u>2730 Transit Rd</u> City: <u>West Seneca</u> County: | le one): YES / NO Boundaries (circle one): YES / NO |
| Name of Development Project: District 54 Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B OWNER INFORMATION Name: RH Pioneer North, LLC Address: 2730 Transit Rd City: West Seneca County: Contact Person/Title: Jordan Litwiniak | le one): YES / NO Boundaries (circle one): YES / NO |
| Name of Development Project: District 54 Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B OWNER INFORMATION Name: RH Pioneer North, LLC Address: 2730 Transit Rd City: West Seneca County: Contact Person/Title: Jordan Litwiniak Email Address: JLitwiniak@regerholding | le one): YES / NO Boundaries (circle one): YES / NO |
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| Name of Development Project: District 54 Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B OWNER INFORMATION Name: RH Pioneer North, LLC Address: 2730 Transit Rd City: West Seneca County: Contact Person/Title: Jordan Litwiniak Email Address: JLitwiniak@regerholding (If multiple owners are joining in this req APPLICANT INFORMATION Name: Walter Hoysa Firm Name: LJA Engineering, Inc. | le one): YES / NO Boundaries (circle one): YES / NO |
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| Name of Development Project: District 54 Is this a S.M.A.R.T. Housing Project (circl Is this within the Downtown Austin Plan B OWNER INFORMATION Name: RH Pioneer North, LLC Address: 2730 Transit Rd City: West Seneca County: Contact Person/Title: Jordan Litwiniak Email Address: JLitwiniak@regerholding (If multiple owners are joining in this req APPLICANT INFORMATION Name: Walter Hoysa Firm Name: LJA Engineering, Inc. Address: 3839 Bee Cave Rd #150 City: Austin State: T | le one): YES / 10 Boundaries (circle one): YES / 10 |
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The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the <u>nonrefundable</u> application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All **documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin <u>prior</u> to placing the item on the Council Agenda for final approval.

| Signed By: | THE | ar | n |
|------------|--------|----------|----------|
| | Landow | her/Appl | RECEIVED |

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(N.T.S.)

7 of 17





1220 McNeil Road, Suite 200 Round Rock, Texas 78681 TBPLS Firm No. 10001800 512-238-7901 office

=

EXHIBIT "

METES AND BOUNDS DESCRIPTION

BEING 3.13 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT OF LAND DESCRIBED AS A SAVE AND EXCEPT TRACT IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING A PORTION OF YAGER LANE (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cotton Spindle found in the Northerly right-of-way line of said Yager Lane and the South line of a called 367.425 acre tract of land described in said Document No. 2017178604, from which a 1/2-inch rebar found for the Southwest corner of a called 38.73 acre tract of land described in Document No. 2018034315 of the O.P.R.T.C.T. and a Southeast corner of said 367.425 acre tract, also being in said Northerly right-of-way line of Yager Lane, bears South 61°10'52" East a distance of 592.46 feet;

THENCE **South** 77°04'44" West along the Southeast line of said 3.12 acre tract, over and across said Yager Lane, a distance of 79.70 feet to a 1-inch iron pipe found in the Southerly right-of-way line of said Yager Lane;

THENCE along the South line of said 3.12 acre tract and the Southerly right-of-way line of said Yager Lane, the following eight (8) courses and distances:

- 1. North 27°14'25" East a distance of 180.54 feet to a 1/2-inch rebar found;
- 2. North 08°46'02" East a distance of 51.35 feet to a 1/2-inch rebar found;
- 3. North 19°34'44" West a distance of 45.34 feet to a 1/2-inch rebar found;
- 4. North 36°52'08" West a distance of 36.11 feet to a 1/2-inch rebar found;
- 5. North 56°51'35" West a distance of 28.96 feet to a 1/2-inch rebar found;

- 6. North 62°57'32" West passing a 1/2-inch rebar found at a distance of 980.80 feet, passing another 1/2-inch rebar found at a distance of 1081.11 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 7. North 49°50'42" West a distance of 22.42 feet to a 1/2-inch rebar found; and
- 8. North 21°34'31" West a distance of 214.20 feet to a 1/2-inch rebar found for the Southwest corner of said 3.12 acre tract and the Northeast corner of a called 20.79 acre tract described in Document No. 2013122753 of the O.P.R.T.C.T., from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE North 74°25'09" East along the West line of said 3.12 acre tract, over and across said Yager Lane, a distance of 58.08 feet to a 1/2-inch rebar found for the Northwest corner of said 3.12 acre tract and being in the Northerly right-of-way line of said Yager Lane, from which a 1/2-inch rebar found in the West line of said 367.425 acre tract and said Northerly right-of-way of Yager Lane, also being the Southeast corner of a called 151.503 acre tract of land described in Document No. 2017203040 of the O.P.R.T.C.T., bears North 26°16'00" East a distance of 73.32 feet;

THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°19'09" East a distance of 164.52 feet to a 1/2-inch rebar found;
- 2. South 44°27'08" East a distance of 33.81 feet to a 1/2-inch rebar found;
- 3. South 56°19'11" East a distance of 53.80 feet to a 1/2-inch rebar found;
- 4. South 62°39'57" East a distance of 1953.49 feet to a 1-inch iron pipe found;
- 5. South 26°58'11" West a distance of 9.31 feet to a 1-inch iron pipe found;
- 6. South 07°04'21" West a distance of 136.13 feet to 1/2-inch rebar found;
- 7. South 25°58'07" West a distance of 122.83 feet to 60D Nail found; and

8. South 18°31'02" East a distance of 25.59 feet to the to the POINT OF BEGINNING and containing 3.13 acres of land more or less.

All bearings shown hereon are based on 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.

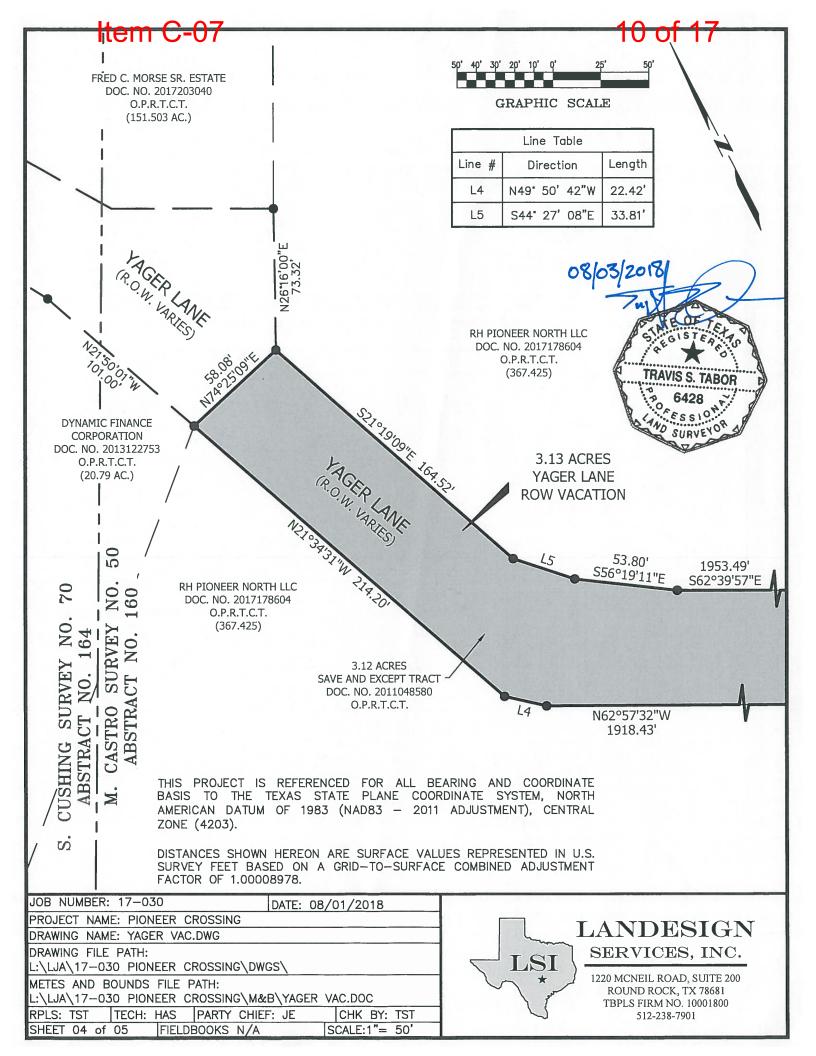
This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.

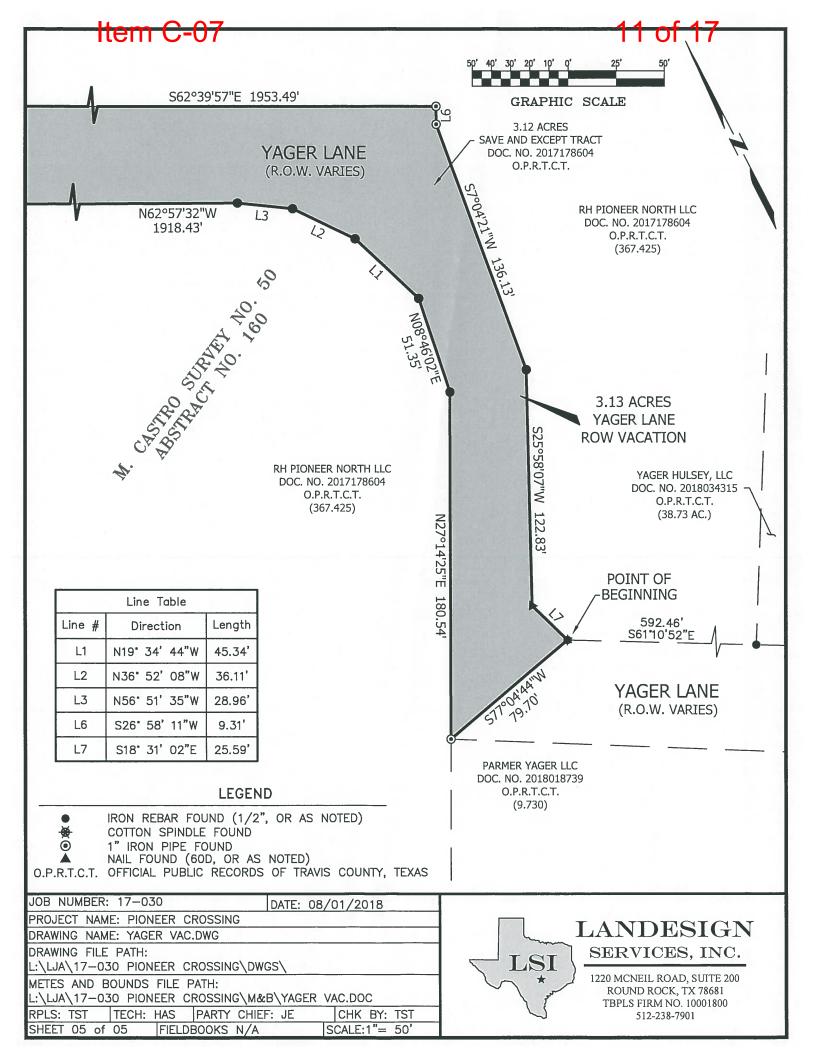
08/03/2018

Registered Professional Land Surveyor State of Texas No. 6428

Job Number: 17-030 Attachments: CAD Drawing: : L:\LJA\17-030 Pioneer Crossing\DWGS\Yager Vac.dwg







Traviter Property Details

12 Offagt 7 of 2

Travis CAD

Property Search Results > 258973 RH PIONEER NORTH LLC for Tax Year: 2018 Year 2018

Property

| % Ownership: 100. | 10NEER NORTH LLC 0000000000% 03,020 | | | | |
|--------------------------|---|---------|------------------------|-----------------------|---|
| axing Jurisdiction | | | | | |
| (=) Assessed Value: | | = | \$51,719 | | |
| (–) HS Cap: | | - | \$0 | | |
| (=) Appraised Value: | | - | \$51,719 | | |
| (-) American Value | | | | | |
| (-) Ag or Timber Use | Value Reduction: | - | \$9,551,301 | | |
| (=) Market Value: | | = | \$9,603,020 | | |
| (+) Timber Market V | aluation: | + | \$0 | \$0 | |
| (+) Agricultural Marl | ket Valuation: | + | \$9,603,020 | \$51,719 | |
| (+) Land Non-Home: | site Value: | + | \$0 | Ag / Timber Use Value | |
| (+) Land Homesite V | alue: | + | \$0 | | |
| (+) Improvement No | n-Homesite Value: | + | \$0 | | |
| (+) Improvement Hc | mesite Value: | + | \$0 | | |
| alues | | | | | |
| | | | Exemptions: | | |
| Mailing Address: | 2730 TRANSIT R WEST SENECA, N | | % Ownership | 100.000000000% | |
| Name: | RH PIONEER NO | RTH LLC | Owner ID: | 1751698 | |
| Owner | | | | | |
| Neighborhood CD: | 1NE1 | | Map ID. | 023141 | |
| Neighborhood: | TX 78653 1NE1 | | Map ID: | 025141 | |
| Address: | 3407 GREGG LN | | Mapsco: | | - |
| Formal Date: Location | | | | | |
| Informal Date: | | | | | |
| Protest Status: | | | | | |
| Protest | | | | | |
| Property Use Description | on: | | | | |
| Property Use Code: | neur | | Agent coue. | | |
| Geographic ID: Type: | Real | | Zoning: Agent Code: | | |
| | 0251410302 | | 7 diata au | | |

http://propaccess.traviscad.org/clientdb/Property.aspx?cid=1&prop_id=258973

Trave Trave

13 Of ag 7 of 2

| | | | | Taxes w/o Exemptions: | \$1,312.10 |
|----|-----------------------------------|----------|----------|-----------------------------|------------|
| | | | | Taxes w/Current Exemptions: | \$1,312.10 |
| | Total Tax Rate: | 2.536985 | | | |
| 68 | AUSTIN COMM COLL DIST | 0.100800 | \$51,719 | \$51,719 | \$52.14 |
| 34 | MANOR ISD | 1.515000 | \$51,719 | \$51,719 | \$783.55 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.107385 | \$51,719 | \$51,719 | \$55.53 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$51,719 | \$51,719 | \$0.00 |
| 03 | TRAVIS COUNTY | 0.369000 | \$51,719 | \$51,719 | \$190.84 |
| 02 | CITY OF AUSTIN | 0.444800 | \$51,719 | \$51,719 | \$230.04 |

Improvement / Building

No improvements exist for this property.

Land

| # | Туре | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|------------------|----------|-------------|-----------|-----------|--------------|-------------|
| 1 | IMPR | Improved Pasture | 367.4250 | 16005033.00 | 0.00 | 0.00 | \$9,603,020 | \$51,719 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2019 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2018 | \$0 | \$9,603,020 | 51,719 | 51,719 | \$0 | \$51,719 |
| 2017 | \$0 | \$9,521,484 | 50,529 | 50,529 | \$0 | \$50,529 |
| 2016 | \$0 | \$9,521,484 | 50,813 | 50,813 | \$0 | \$50,813 |
| 2015 | \$0 | \$8,743,327 | 51,054 | 51,054 | \$0 | \$51,054 |
| 2014 | \$0 | \$2,331,554 | 51,586 | 51,586 | \$0 | \$51,586 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Туре | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|-------------------------|-------------------------|-------------------------|--------|------|--------------|
| 1 | 11/2/2017 | SW | SPECIAL WARRANTY DEED | CATHAY BANK | RH PIONEER NORTH LLC | | | 2017178604 |
| 2 | 1/1/2012 | | | | | | | |
| 3 | 4/5/2011 | ST | SUBSTITUTE TRUSTEE DEED | PALMER LANE GOLF INC | CATHAY BANK | | | 2011048580TR |

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.24

Database last updated on: 9/18/2018 1:55 AM

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SUMMARY OF REVIEW COMMENTS REPORT

F#10014-1809 RIGHT-OF-WAY VACATION [3.13 ACRE PORTION OF YAGER LANE]

CONDITIONAL APPROVAL COMMENTS

AUSTIN TRANSPORTATION DEPARTMENT (ATD)

ASSESSMENT: "The applicant has provided additional information for ATD review regarding this ROW vacation ATD initially rejected. ATD is willing to approve this ROW vacation under the following conditions..."

- 1. A public access easement will be required for the portion of ROW that is being vacated.
- 2. Back-in angle parking will be required for the portion of ROW that is being vacated.
- 3. Bike lanes will be required for the portion of ROW that is being vacated.
- 4. The developer will be allowed to close the vacated ROW for special events only."

- Ravi Dhamrat, ATD

AUSTIN WATER UTILITY (AWU)

ASSESSMENT: "Case No.: 10014-1809 at 2908-4012 Block of East Yager Lane is approved.

See response given below:

Austin Water (AW) has no objection the vacation of portion of East Yager Lane **(approximately 3.13 acres)**, located east of Dessau Road and north of East Parmer Lane, out of the Mariquita Castro Survey Number 50, Abstract 160, Travis County, Texas.

AW approves on the vacation request on condition, **a new Water Line Easement (WLE) must be dedicated to the city** covering the active 6-inch Asbestos Cement (AC) Water Line. The width of the new WLE is the same as the area requested to be vacated. Once the new water line diverting proposed and existing water line is completed, tested, and approved by City of Austin and as-built plans for the new water line has been received and approved by AW Infrastructure Records the new easement can be request for released."

– Angela Baez, AWU

GRANDE COMMUNICATIONS

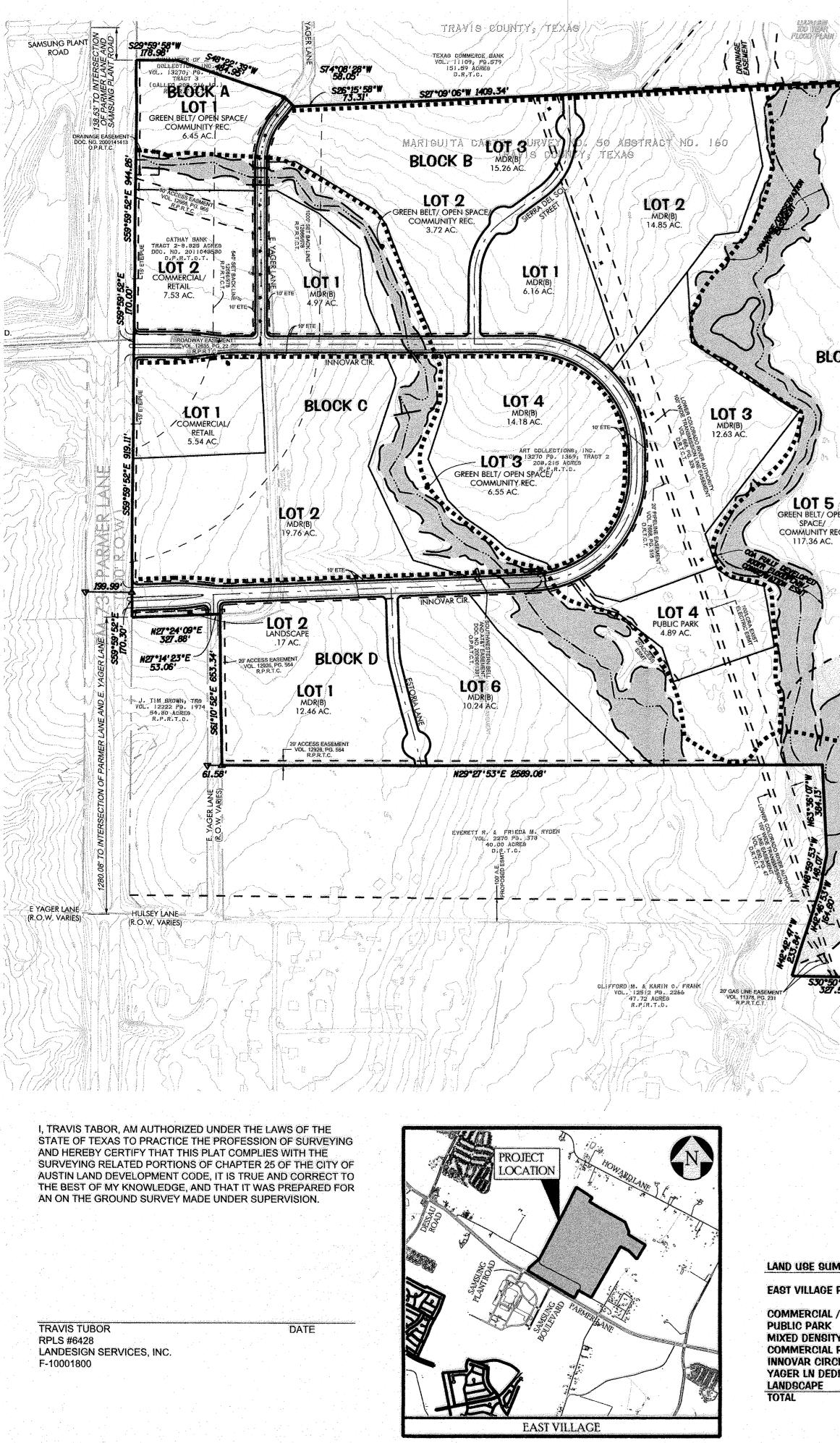
ASSESSMENT: "No objections, with conditions of full reimbursement if Grande utilities will need to relocate." – **Daniel Pina, Grande Communications**

DEVELOPMENT SERVICES DEPARTMENT (DSD) – TRANSPORTATION REVIEW

ASSESSMENT: "Approved with condition: The proposed Yager Lane connection should be approved and built, before final approval of this ROW vacation" – *Sangeeta Jain, DSD Transportation Review*

APPROVED COMMENTS

| DEVELOPMENT SERVICES Land Use Review (Engineering) PLANNING & ZONING <u>Neighborhood Planning</u> PLANNING & ZONING <u>Urban Design</u> PLANNING & ZONING <u>Zoning Review</u> PUBLIC WORKS <u>Sidewalks & Special Projects</u> PUBLIC WORKS <u>Street & Bridge Operations</u> |
|---|
| PLANNING & ZONING <u>Urban Design</u> PLANNING & ZONING <u>Zoning Review</u> PUBLIC WORKS <u>Sidewalks & Special Projects</u> |
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| PUBLIC WORKS <u>Sidewalks & Special Projects</u> |
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| PUBLIC WORKS Street & Bridge Operations |
| • TOBEIO WORKO <u>Olicer & Bildge Operations</u> |
| PUBLIC WORKS <u>Urban Trails Program</u> |
| • TEXAS GAS |
| CHARTER/SPECTRUM |
| WATERSHED PROTECTION DEPARTMENT |
| |



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Item C-07

EASTVILLAGE - PRELIMINARY PLAN

ARTHUR

4.435 ACRES R.P.R.T.C.

ROBERT F. KOSLER JR VOL. 9724 PD. 581

9.01 ADRES R.P.R.T.C.

THE THOMISON SUBDIVISION 2 BOOK 3 PAGE 405

P.R.T.C.

0133 56



YAGER LANE **RTREFT A**

OTREET E

2. ALL STREETS IN THIS SUBDIV WITH A CURB AND GUTTER SECTION.

4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE

CITY OF AUSTIN AND TRAVIS COUNTY.

CONTOUR DATA: 2003 AERIAL CITY OF AUBTIN DATUM- 2' INTERVAL

ID BEDIMENTATION CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION NTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS ONDS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS THE STREETS LISTED IN NOTE 1.

TILITY SYSTEM

EWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED I TH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN ECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE HE AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL, ALL WATER R CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

KS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE EETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: IS PRADERAS, AND YAGER LANE. THESE SIDEWALKS SHALL BE IN HE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED **REBULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY** T8, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY

AINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED. VAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE ICCESSOR/ASSIGNS. THE OPEN SPACE ALONG THE SOUTHERN TRIBUTARY #6) SHALL BE MAINTAINED IN A PARK-LIKE FASHION WITH RAISED CANOPIES

HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER TO THE EXTENT NECEBBARY TO KEEP THE EABEMENTS CLEAR. AUSTIN ENERGY LL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, AUSTIN LAND DEVELOPMENT CODE.

VELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY MENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, LATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE E TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE F COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN

| | 35*18* 77*E 214.39 DOG- ND. /2015023241 D.F.R.F.C.T. (8.39 / AC.) | 8. PRIOR TO THE RECORDING O PLAN, FISCAL SURETY SHALL OF THE AUSTIN LAND DEVELO A. STREET CONSTRUCTION |
|--|---|---|
| BLOCK E | PETER PHAM, HA YU LOT L), BLK A REPLAT DY HOWARD SUBDIVISION DOG, MO/ 201600119 | DRAINAGE, DETENTION, FOR THE STREETS LISTE NOT LIBTED IN THIS SUE B. EROSION AND SEDIMENT AND SEDIMENTATION CO DETENTION PONDS, WAT |
| | S27 15 34 W 5.00 DDC. NO. 1 DDLLEGTION, INC. ART DDLLEGTION, INC. ART DDLLEGTION, INC. 10 DDC. NO. 1 DDS229900 (3.553 AC.) | APPROVAL. THE RESTO INCLUDING THE STREETS 9. BUILDING GETBACK LINES GH/ ORDINANCE REQUIREMENTS 10. NO LOT SHALL BE OCCUPIED |
| | | WASTEWATER UTILITY SYST 11. WATER AND WASTEWATER UT REVIEWED OR APPROVED B AND APPROVED WITH THE A 12. ALL WATER AND WASTEWATE |
| LOT 5 GREEN BELT/ OPEN SPACE/ COMMUNITY REC. 117.36 AC. | TRACT 11-364.30 ACRES | ACCORDANCE WITH THE CITY CRITERIA AND SPECIFICATION PRESENTED TO THE AUSTIN M AND WASTEWATER CONSTRU- 13. PUBLIC SIDEWALKS, BUILT T |
| | DDC. 100 / 2011040530 0.PTR. T. C. T. | FOLLOWING STREETS AND AS PARMER LANE, LAS PRADERA PLACE PRIOR TO THE LOT BE SIDEWALKS MAY RESULT IN BUILDING PERMITS, OR UTILI COMPANY. |
| | HOWARD | 14. EROBION/SEDIMENTATION CC INCLUDING BINGLE FAMILY AI AND THE ENVIRONMENTAL CF 15. ALL STREETS, DRAINAGE, BID CONTROLS SHALL BE CONSTR |
| 1 | JACK MARTIN SUBJIVISION BOAE 20 | ALL CURB RADII AT RIGHT-OF LANDSCAPE, DRAINAGE, AND OWNER OR HIS SUCCESSOR/ (HARRIS BRANCH #G) SHALL AND CLEARED UNDERBRUSH. |
| | Phốe 28- P.R.T.C. | 18. NO PORTION OF THIS PROJECT ACCORDING TO THE TCEQ QUAND SC9 BY THE TCEQ PRIOR 19. AUSTIN ENERGY HAS THE RICOBSTRUCTIONS TO THE EXTERMINE |
| MOG*59'59'E | | WILL PERFORM ALL TREE WO OF THE CITY OF AUSTIN LAND 20. THE OWNER / DEVELOPER OF WITH ANY EASEMENTS AND / FOR THE INSTALLATION AND (ELECTRICAL FACILITIES. THES |
| | AMERICAN REALTY TRUST, IND DOC. NO.1 2002097364 175.39 AGRESI D.P.R.T.C. CATHAY BANK | ELECTRIC SERVICE TO THE BUSILE TO BE OUT OF COMPLIA SITE TO BE OUT OF COMPLIA LAND DEVELOPMENT CODE. 21. ANY ELECTRIC UTILITY ACTIVIT THE DEVELOPMENT PERMIT, |
| PROPOSED ESMT | TRACT 1-364.30 ACRES D00, A00.2011048530 0,P /R.T/0,T. | 22. ANY AUSTIN ENERGY TRANSP 23. ALL FUTURE DEVELOPMENT 6 24. THE OWNER SHALL BE RESP REVEGETATION AND TREE PR |
| HEADSTONE DATED S30'50'28*W 327.57' | | FOR ANY INITIAL TREE PRUN CENTERLINE OF THE PROPOS ELECTRIC GERVICE TO THIS I WITHIN THE LIMITS OF CONS 25. LANDSCAPE AND OPEN SPAC ENVIRONMENTAL FEATURES. |
| MENT 327.57' 231 37 307 JOHN & JENNIFER JO BIRD VOL. 9064 P6. (270 VOL. 906 VOL. 906 VOL | JENNIFER JO BIRD DOG. NO.1 2002060364 EXHIBIT-A T.30 AC. R.P.P.R.T.C. | 26. PUBLIC PARKLAND SHALL BE CROSSING PUD ORDINANCE, 27. YAGER LANE VACATION TO BE |
| VERANUTHORITY MEMORY C, 1225 C, 1235 C, 1235 | | 28. OWNER MAY NOT PLACE, ER -ANY PERMANENT STRUC MOBILE HOMES, GARAG -ANY STRUCTURE OF AN POLES, STRUCTURES, T NATIONAL ELECTRIC SAF -ANY STRUCTURES, INCL DETENTION PONDS WHI |
| | I, T.W. HOYSA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASABLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE CITY | ITS LINES, POLES, STRU 29. THE PUD-REQUIRED HIKE AN CONTAINING A PORTION OF OUTSIDE THE PUBLIC ROW S DESIGNED PER REQUIREMEN 30.THE FOLLOWING LOTS SHALL |
| 0 300 600 | OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. | LOT 1, BLOCK A = GREEN LOT 2, BLOCK A = COMM LOT 2, BLOCK B = GREEN LOT 1, BLOCK C = COMM LOT 3, BLOCK C = GREEN |
| LAND USE SUMMARY | | LOT 2, BLOCK D = LANDS LOT 4, BLOCK E = PUBLIC LOT 5, BLOCK E = GREEN |
| EAST VILLAGE PRELIMINARY PLAN | | |
| COMMERCIAL / RETAIL13.07 ACRESPUBLIC PARK4.89 ACRESMIXED DENSITY RESIDENTAL113.42 ACRESCOMMERCIAL REC/DET/WQE/PAE/PUE133.36 ACRESINNOVAR CIRCLE DEDICATED ROW8.89 ACRESYAGER LN DEDICATED ROW1.18 ACRES | T.W. HOYSA DATE #100072 LJA ENGINEERING, INC. | |
| LANDSCAPE .17 ACRES TOTAL 274.98 ACRES | LEGEND : GENERAL LOCATION | |

| COMMERCIAL / RETAIL | 13.07 ACRES |
|--------------------------------|--------------|
| PUBLIC PARK | 4.89 ACRES |
| MIXED DENSITY RESIDENTAL | 113.42 ACRES |
| COMMERCIAL REC/DET/WQE/PAE/PUE | 133.36 ACRES |
| INNOVAR CIRCLE DEDICATED ROW | 8.89 ACRES |
| YAGER LN DEDICATED ROW | 1.18 ACRES |
| LANDSCAPE | .17 ACRES |
| TOTAL | 274.98 ACRES |

GENERAL LOCATION OF HIKE AND BIKE

TRAIL PER PUD PLAN

RED HIKE AND BIKE TRAIL SYSTEM SHALL BE CONSTRUCTED WITH IMP

D = LANDSCAPE

| CURB AND GUTTER | in in F | R.O.W. WIDTH (ft) | PAVEMENT WIDTH (A) | STREET LENGTH (IF) | BIDEWALK | MAX DEBIGN SPEED (mph) | STREET CLASS. | MIN. CL RADIUS (ft) |
|-----------------------|------------|-------------------------|--------------------------|--------------------------|----------|------------------------------|-------------------|---------------------------|
| YES | | 70 | 48 | 4977 | 2 8IDE8 | 35 COM | MERCIAL COLLECTOR | 470 |
| YE9 | | 50 | 30 | 1080 | 2 8IDE9 | 35 | LOCAL | 300 |
| YES | | 50 | 30 | 1235 | 2 8IDE8 | 35 | LOCAL | 300 |
| YES | | 50 | 30 | 779 | 2 9IDE0 | 35 | LOCAL | 300 |

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 D/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT

PROPERTY OWNER OR HIS/HER ASSIGNS.

5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE

6. 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

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINAR PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENT

> STRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING ETENTION, WATER QUALITY, BIDEWALKS, WATER & WASTEWATER REETS LISTED IN NOTE 1. FISCAL SURETY IS NOT REQUIRED FOR STREETS IN THIS SUBSECTION (A) - NO FISCAL REQUIREMENT FOR STREET CONSTRUCTION

K LINES SHALL BE IN CONFORMANCE WITH CITY OF AUBTIN ZONING

OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND

EWATER UTILITY PLANS SUBMITTED WITH THIS PRELIMINARY PLAN HAVE NOT BEEN PPROVED BY AUSTIN WATER. WATER AND WABTEWATER PLANS WILL BE REVIEWED WITH THE ASSOCIATED SUBDIVISION CONSTRUCTION PLANS

NTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT. LE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, NMENTAL CRITERIA MANUAL.

HIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE HE TCEQ QUAD MAPS. THIS PROJECT WILL NOT REQUIRE APPROVAL OF A WPAP TCEQ PRIOR TO CONSTRUCTION.

ILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER IENT PERMIT, INCLUDING STREET LIGHTS.

RGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE. ELOPMENT SHALL ABIDE BY NESC CLEARANCES

ALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, and tree protection. In addition, the owner shall be responsible TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE CE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK TS OF CONSTRUCTION FOR THIS PROJECT.

OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR L FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION INSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO ALLOWED BY LDC 25-8-281 AND 25-8-282.

ND BHALL BE DEDICATED WITH THE FINAL PLAT IN COMPLIANCE WITH THE PIONEER ORDINANCE, 970410-1 AND ITS AMENDMENTS

ATION TO BE APPROVED WITH FINAL PLAT ADJACENT TO VACATED PORTION(8) OF THE ROW. DT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:

WENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MES. GARAGES, OR OFFICES: TURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISS

UCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTI LECTRIC BAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ER IURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, I PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TR POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE E

ORTION OF THE TRAIL SYSTEM WITHIN THE SUBDIVISION CONSTRUCT UBLIC ROW SHALL BE BY PIONEER CROSSING NORTH MASTER HOA. T REQUIREMENTS SPECIFIED IN PUD ORDINANCE 970410-1 AND ITS AME

LOTS SHALL NOT BE USED FOR RESIDENTIAL USE:

A = GREEN BELT, OPEN SPACE, COMMUNITY RECREATION A = COMMERCIAL/RETAILB = GREEN BELT, OPEN SPACE, COMMUNITY RECREACTION C = COMMERCIAL/RETAILC = GREEN BELT, OPEN SPACE, COMMUNITY RECREATION

E = PUBLIC PARK E = GREEN BELT, OPEN SPACE, COMMUNITY RECREATION

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- PLO- OVERALL PRELIMINARY PLAN
- PLI- PRELIMINARY PLAN LAYOUT

EXHIBITS

A- EROSION/SEDIMENTATION CONTROL PLAN

- **B- SLOPE MAP WITH Q1 & Q2 TABLES**
- **C- EXISTING DRAINAGE AREA MAP**
- PROPOSED DRAINAGE AREA MAP
- E- CONVEYANCE DRAINAGE AREA MAP
- F- INTERNAL DRAINAGE AREA MAP
- **G- OVERALL WATER QUALITY PLAN**
- H- OVERALL FLOODPLAIN EXHIBIT
- **II-WATER & WASTEWATER LAYOUT**

摇摇动轮动机

12-STORM SEWER LAYOUT

Owner:

RH PIONEER NORTH, LLC 2730 TRANSIT ROAD WEST SENECA, NY 14224 PHONE (716) 675-1200

ENGINEER: LIA ENGINEERING 3839 BEE CAVE RD. **SUITE 150** AUSTIN, TEXAS 78746 (512)-306-0228 (512)-306-0338 FAX

SURVEY BY: LANDESIGN, INC **555 ROUND ROCK WEST DRIVE** BLDG D, SUITE 170 ROUND ROCK, TX 78681 (512)-238-7901

COUNTY: TRAVIS

SUBMITTAL DATE: SEPTEMBER 15, 2017 **PREPARATION DATE: MARCH 6, 2018**

FLOODPLAIN NOTE:

计推进 建氟氟化

THE 100yr FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED IN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE LIMITS OF THE 100yr FLOODPLAIN OF HARRIS BRANCH CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453CO270J AND 48453CO290J BOTH DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

| Sion or distribution lines, Tute a violation of the ECTED: | | |
|---|---|--|
| ECTED: DRAINAGE, FILTRATION OR INSMISSION EASEMENTS OR ASEMENTS. | | |
| ROVEMENTS FOR EACH FINAL PLAT ION PLAN. MAINTENANCE OF TRAILS RAIL IMPROVEMENTS DETAILS SHALL BE NDMENTS. | | |
| PRELIMINARY PLAN APPROVAL | | Sheet lof |
| FILE NUMBER : CB-2017-0193 API APPROVED BY (ADM) (PC) (ZAP) ON : No No UNDER SECTION 4-31 OF CHAPTER 25 EXPIRATION DATE 8121 2022 CASE MANAGE | OF THE AUSTIN CITY | CODE -(mon |
| (IF REV) ORIGINAL APPLICATION DATE : | DWPZ | DDZ |
| TYPE OF REVISION : MAJOR MINOR | SB 1704 : YES | NO |
| bhah to | ta san esta san esta ana esta Interna esta ana esta a | |
| J. Rodney Gonzales, Director, Development Services Departmen | | |
| FINAL PLAT TO LOCK-IN PRELIMINARY FILE # | an a | and he was a state of the state |
| APPROVED ON CASE MANAGER | and the state of a second s | |

Final Plats must be recorded by the Expiration date, Subsequent Plans which do not comply with the code current at the time of filing, and all required building permits or notices of construction (if a building permit is not required), must also be approved prior to the project Expiration date. 四月 月末 白癜 化

| DATE: | NO. BY BY | DRAWING NAME: | Date: |
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| Contract of the Second Association and the Second Assoc | | T.W. HOYSA 100072 CONTRACTOR | T.W. HOYSA 100072 CONTRACTOR |

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