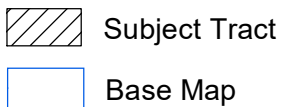
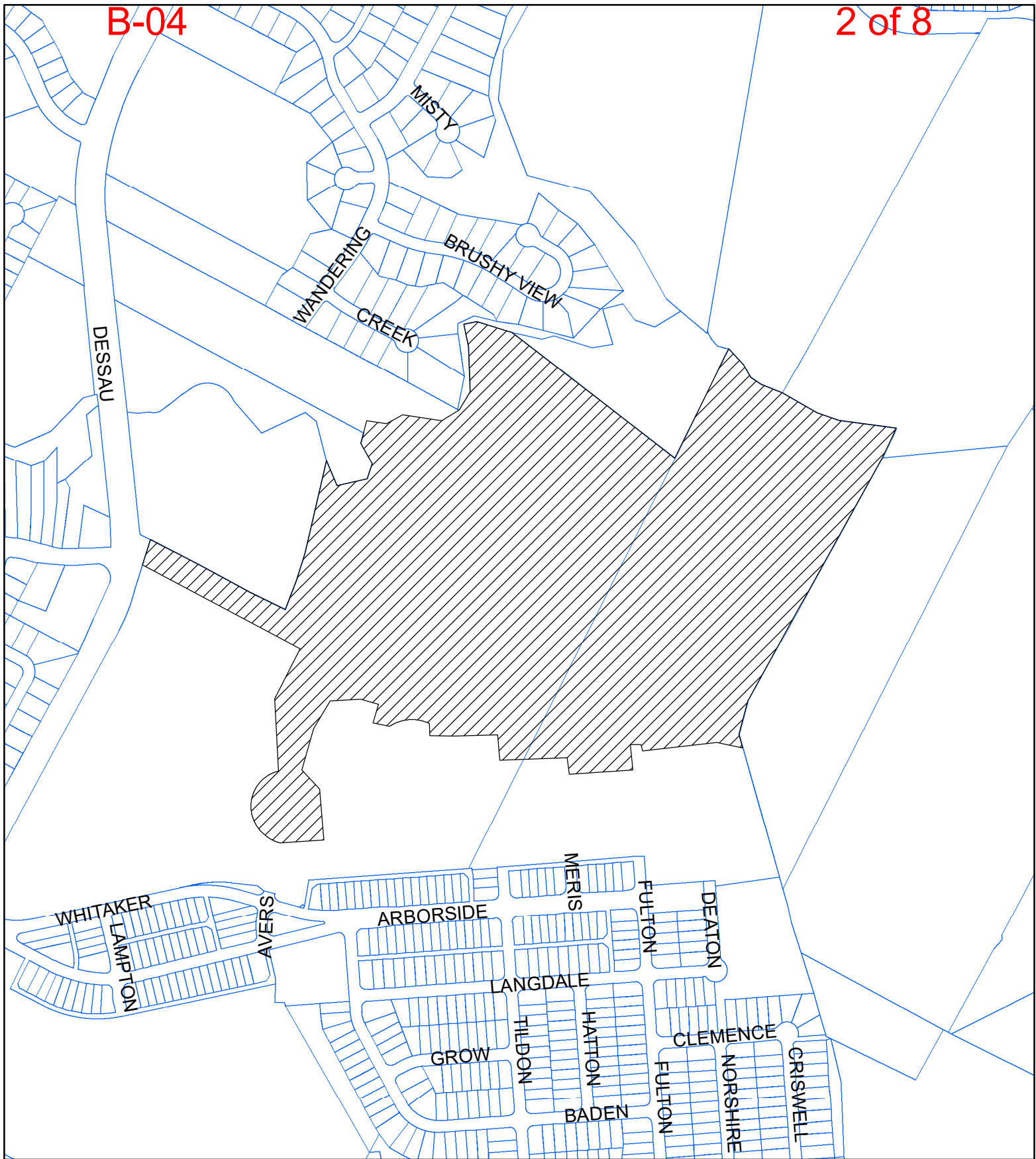


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0176.2A**ZAP DATE:** Dec. 17, 2019**SUBDIVISION NAME:** Pioneer Hill Section 6**AREA:** 76.25 ac.**LOT(S):** 159**OWNER:** Continental Homes of Texas, LP**AGENT/APPLICANT:** Terry S. Reynolds (Pape-Dawson Engineers)**ADDRESS OF SUBDIVISION:** 10017 ½ Dessau Rd      **COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** SF-6-CO, SF-4A**PROPOSED LAND USE:** Single Family

**DEPARTMENT COMMENTS:** The request is for the approval of a single-family subdivision on 76.25 acres consisting of 154 residential lots, 1 parkland lot, 1 drainage lot, 1 wastewater lots and 2 greenbelt lots with associated street, drainage, water quality and utility improvements.

**STAFF RECOMMENDATION:** Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

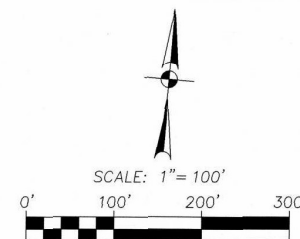


CASE#: C8-2018-0176.2A  
LOCATION: 10017 1/2 DESSAU ROAD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

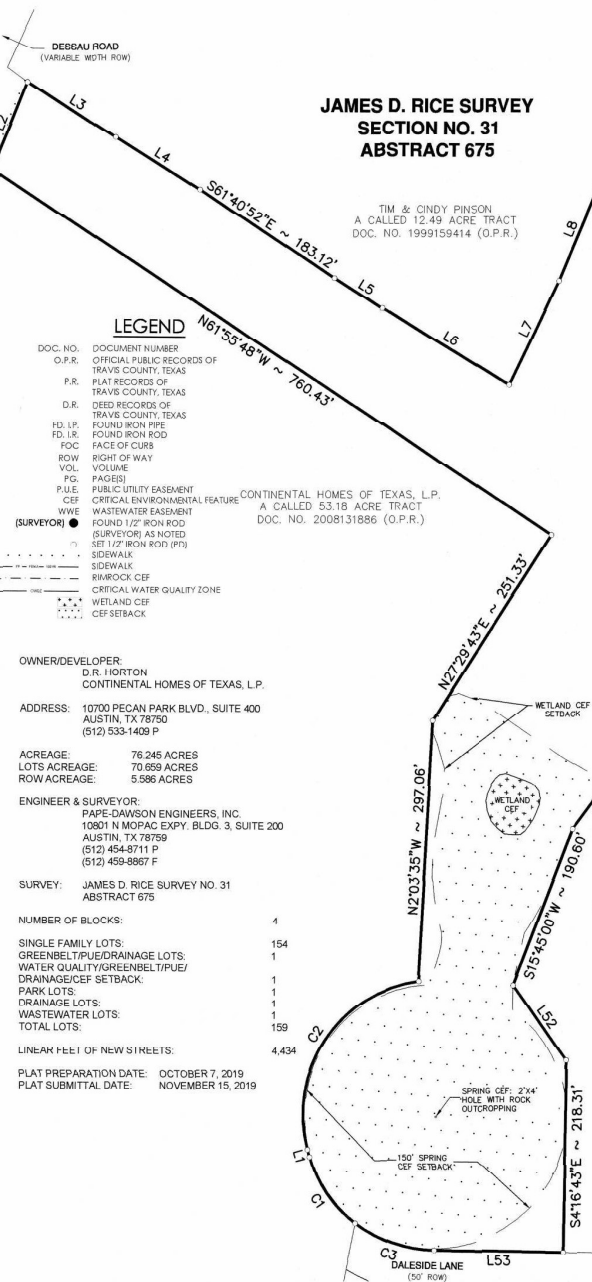
This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 6



LOCATION MAP  
NOT-TO-SCALE

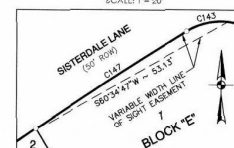
MATCHLINE - SEE SHEET 2 OF 6



LOT 144, BLOCK F  
42.84 ACRES  
GREENBELT/PUE/DRAINAGE/  
CEFS BACK

LOT 145  
BLOCK T  
WATER QUALITY  
GREENBELT/PUE/DRAINAGE  
(3.11 ACRES)

DETAIL "A"



C8-2018-0176.2A

SHEET 1 OF 6

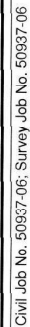
**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE - SEE SHEET 3 OF 6

Civil Job No. 50937-06; Survey Job No. 50937-06

PIONEER HILL SECTION 6



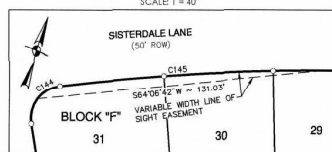
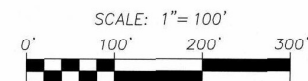


## LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF
P.R.	PLAT RECORDS OF
D.R.	DEED RECORDS OF
FD. LP.	FOUND IRON PIPE
FD. LR.	FOUND IRON ROD
FOC	FACE OF CURB
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.U.E.	PUBLIC UTILITY EASEMENT
CEF	CRITICAL ENVIRONMENTAL FEATURE
WWE	WASTEWATER EASEMENT
(SURVEYOR)	FOUND 1/2" IRON ROD
	SET 1/2" IRON ROD (PD)
	SIDEWALK
	SIDEWALK
	RIKROCK COT
	CRITICAL WATER QUALITY ZONE
	WETLAND CEF
	CEF SETBACK

## DETAIL "B"

SCALE 1"=40'

SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 6

LOT #	AREA (SQ. FT.)
1	5,621
2	5,621
3	5,621
4	5,621
5	5,621
6	5,621
7	5,621
8	5,621
9	5,621
10	5,621
11	5,665
12	5,667
13	5,621
14	5,853
15	6,474
16	5,981
17	8,229
18	8,277
19	10,893
20	5,013
21	6,667
22	7,455
23	9,708
24	7,703
25	7,622
26	7,459
27	7,569
28	7,108
29	6,948
30	6,929
31	8,643
32	6,761
33	6,049
34	5,930
35	5,692
36	5,400
37	5,400
38	5,400
39	5,400
40	5,400
41	5,402
42	5,815
43	6,165
44	9,180
45	10,167
46	10,318
47	6,865
48	13,497
49	8,387
50	6,527

LOT #	AREA (SQ. FT.)
51	5,844
52	5,774
53	5,703
54	6,107
55	6,956
56	7,200
57	7,200
58	7,426
59	9,078
60	6,579
61	5,400
62	5,400
63	5,400
64	5,839
65	6,029
66	6,298
67	15,667
68	5,099
69	15,736
70	11,520
71	7,030
72	6,200
73	6,525
74	6,525
75	6,525
76	6,525
77	7,821
78	42,719
143	160,603
144	1,866,060
188	4,800
189	4,800
190	4,800
191	4,800
192	4,800
193	5,536
194	5,763
195	6,303
196	10,469
197	10,610
198	6,366
199	5,860
200	5,531
201	5,440
202	5,854
203	5,937
204	5,687
205	6,094

LOT #	AREA (SQ. FT.)
1	8,138
2	6,992
3	6,494
4	6,544
5	6,173
6	6,828
7	6,226
8	6,166
9	6,150
10	11,162
11	7,325
12	5,088
13	5,114
14	5,595
15	4,792
16	4,793
17	4,794
18	4,795
19	4,797
20	4,798
21	4,799
22	5,949

LOT #	AREA (SQ. FT.)
1	6,841
25	4,800
26	4,800
27	4,800
28	4,800
29	4,800
30	4,800
31	4,800
32	4,800
33	6,622
34	7,482
35	9,509
36	8,875
37	7,653
38	6,841
39	6,841
40	6,841
41	6,841
42	6,841
43	6,841
44	6,841
45	6,841
46	6,841

LOT #	AREA (SQ. FT.)
28	4,760
29	4,760
30	4,760
31	4,760
32	4,760
33	4,760
34	4,760
35	5,008
36	7,111
37	4,735
38	4,760
39	4,760
40	4,760
41	4,760
42	4,760
43	4,760



JORDAN-BACHMAN PIONEER  
FARMS FOUNDATION A CALLED  
76.076 ACRE TRACT  
DOC. NO. 2016011386 (O.P.R.)

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10800 N. MOORE PARKWAY, SUITE 300 | AUSTIN, TX 78758 | 512.464.8571  
TXPE FIRM REGISTRATION #4470 | TXPLS FIRM REGISTRATION #10080801

SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 6

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH			
C1	140.76'	037°52'44"	N39°35'49"W	91.37'	93.06'	C51	51.00'	055°07'53"	S47°55'27"W	47.20'	49.07'	C101	61.00'	048°11'28"	S77°04'16"W	49.81'	51.31'
C2	152.00'	097°49'39"	N28°15'22"E	229.13'	259.53'	C52	51.00'	033°51'13"	N87°35'00"W	29.70'	30.13'	C102	61.00'	014°07'30"	N71°46'15"W	15.00'	15.04'
C3	155.00'	035°44'32"	N76°24'27"W	95.13'	96.69'	C53	470.00'	003°54'49"	S82°46'08"W	32.10'	32.10'	C103	61.00'	037°00'39"	N46°12'11"W	38.72'	39.40'
C4	155.00'	020°32'31"	N14°32'59"W	55.27'	55.57'	C54	470.00'	005°34'00"	S78°01'43"W	45.65'	45.66'	C104	61.00'	038°24'35"	N08°29'34"W	40.13'	40.89'
C5	205.00'	007°56'41"	N20°50'54"W	28.40'	28.43'	C55	470.00'	005°30'07"	S72°29'40"W	45.12'	45.13'	C105	61.00'	036°09'53"	N28°47'40"E	37.87'	38.50'
C6	14.00'	041°51'49"	N37°48'28"W	10.00'	10.23'	C56	470.00'	006°35'51"	S66°26'41"W	54.09'	54.12'	C106	61.00'	040°24'31"	N67°04'52"E	42.14'	43.02'
C7	51.00'	168°04'58"	N25°18'07"E	101.45'	149.61'	C57	470.00'	006°13'20"	S56°49'06"W	56.48'	56.51'	C107	61.00'	014°17'28"	S88°34'09"E	15.17'	15.21'
C8	14.00'	024°37'04"	S82°57'56"E	5.97'	6.02'	C58	470.00'	003°39'55"	S54°25'38"W	30.06'	30.07'	C108	61.00'	042°23'19"	S57°13'47"E	44.11'	45.13'
C9	470.00'	032°08'02"	N68°39'31"E	260.15'	263.60'	C59	1045.00'	001°00'48"	S33°05'54"W	18.48'	18.48'	C109	245.00'	013°08'27"	N79°09'03"E	56.07'	56.19'
C10	1045.00'	037°36'01"	N71°23'31"E	673.54'	685.78'	C60	1045.00'	002°25'57"	S54°49'17"W	44.36'	44.37'	C110	245.00'	011°56'39"	N66°36'30"E	50.98'	51.07'
C11	15.00'	057°36'01"	N61°23'31"E	14.45'	15.08'	C61	1045.00'	002°25'57"	S57°15'14"W	44.36'	44.37'	C111	325.00'	018°03'34"	N20°20'03"W	102.02'	102.44'
C12	61.00'	346°36'53"	S00°24'07"W	44.79'	316.65'	C62	1045.00'	002°25'57"	S59°41'17"W	44.36'	44.37'	C112	325.00'	007°01'30"	N07°47'08"W	39.83'	39.88'
C13	15.00'	058°56'00"	N60°23'37"W	14.78'	15.43'	C63	1045.00'	002°25'57"	S62°07'08"W	44.36'	44.37'	C113	61.00'	035°59'52"	S45°28'37"W	37.70'	38.33'
C14	995.00'	027°09'51"	S76°33'27"W	467.33'	471.74'	C64	1045.00'	002°25'57"	S64°33'06"W	44.36'	44.37'	C114	61.00'	036°38'37"	S81°47'52"E	38.35'	39.01'
C15	15.00'	092°29'21"	S18°48'21"W	21.84'	24.17'	C65	1045.00'	002°25'57"	S66°59'03"W	44.36'	44.37'	C115	61.00'	043°34'54"	S08°05'23"W	45.29'	46.40'
C16	15.00'	090°00'00"	S74°21'50"E	21.21'	23.56'	C66	1045.00'	002°25'57"	S69°25'00"W	44.36'	44.37'	C116	61.00'	014°07'30"	N50°06'43"E	15.00'	15.04'
C17	295.00'	025°05'06"	N73°10'44"E	128.13'	126.16'	C67	1045.00'	002°25'57"	S71°50'57"W	44.36'	44.37'	C117	61.00'	051°05'28"	N03°22'17"E	52.61'	54.39'
C18	15.00'	058°14'35"	N56°35'59"E	14.60'	15.25'	C68	1045.00'	002°25'57"	S74°16'54"W	44.36'	44.37'	C118	61.00'	042°23'24"	N50°06'43"E	44.11'	45.13'
C19	61.00'	296°29'11"	S04°16'43"E	64.21'	315.65'	C69	1045.00'	002°25'57"	S76°42'52"W	44.36'	44.37'	C119	61.00'	036°39'35"	N89°38'13"E	38.37'	39.03'
C20	15.00'	058°14'35"	N65°09'26"W	14.60'	15.25'	C70	1045.00'	002°25'57"	S79°08'35"W	44.22'	44.23'	C120	61.00'	035°59'52"	S54°02'04"E	37.70'	38.33'
C21	245.00'	025°05'06"	S73°10'44"W	106.41'	107.27'	C71	1045.00'	001°05'48"	S80°54'13"W	20.00'	20.00'	C121	275.00'	001°24'20"	N04°58'53"W	6.75'	6.75'
C22	15.00'	090°00'00"	S15°38'10"W	21.21'	23.56'	C72	1045.00'	002°25'57"	S82°39'52"W	44.22'	44.22'	C122	275.00'	010°09'03"	N13°15'34"W	72.51'	72.72'
C23	325.00'	025°05'06"	S18°49'16"E	141.16'	142.29'	C73	1045.00'	002°25'57"	S85°05'35"W	44.36'	44.37'	C123	275.00'	008°31'44"	N25°05'58"W	40.90'	40.94'
C24	15.00'	090°00'00"	S49°16'43"E	21.21'	23.56'	C74	1045.00'	002°25'57"	S87°31'32"W	44.36'	44.37'	C124	255.00'	006°34'25"	S26°04'37"E	29.24'	29.26'
C25	15.00'	058°14'35"	N56°35'59"E	14.60'	15.25'	C75	1045.00'	001°27'01"	S89°28'01"W	26.45'	26.45'	C125	255.00'	010°11'58"	S17°41'26"E	45.33'	45.39'
C26	61.00'	296°29'11"	S04°16'43"E	64.21'	315.65'	C76	61.00'	007°30'04"	S36°20'32"W	7.98'	7.99'	C126	255.00'	008°18'44"	S08°26'05"E	36.96'	36.99'
C27	18.00'	068°14'35"	N68°09'26"W	14.60'	15.25'	C77	61.00'	047°53'42"	S64°02'52"W	49.92'	50.99'	C127	205.00'	006°43'50"	S08°36'50"E	31.21'	31.24'
C28	15.00'	090°00'00"	S40°43'17"W	21.21'	23.56'	C78	61.00'	031°23'18"	N76°19'05"W	33.00'	33.42'	C128	205.00'	016°21'16"	S21°11'11"E	58.32'	58.52'
C29	275.00'	025°05'06"	N16°49'16"W	119.44'	120.40'	C79	61.00'	020°49'24"	N50°12'44"W	22.05'	22.17'	C129	385.00'	011°56'09"	S70°36'08"W	77.73'	77.96'
C30	15.00'	090°00'00"	N74°21'50"W	21.21'	23.56'	C80	61.00'	034°01'51"	N22°47'07"W	35.70'	36.23'	C130	385.00'	009°19'05"	N81°03'44"E	62.54'	62.61'
C31	15.00'	090°00'00"	S15°38'10"W	21.21'	23.56'	C81	61.00'	043°13'11"	N15°50'24"E	44.93'	46.01'	C131	520.00'	004°39'16"	N82°23'44"E	42.23'	42.24'
C32	255.00'	025°05'06"	S16°49'16"E	110.75'	111.64'	C82	61.00'	030°23'08"	N52°38'34"E	31.97'	32.30'	C132	520.00'	005°01'27"	N77°33'32"E	45.58'	45.60'
C33	205.00'	025°05'06"	N16°49'16"W	89.04'	89.75'	C83	61.00'	018°52'53"	N77°16'34"E	20.01'	20.10'	C133	520.00'	004°58'23"	N72°33'37"E	45.12'	45.13'
C34	15.00'	085°50'07"	N72°16'33"W	20.43'	22.47'	C84	61.00'	044°31'33"	S71°01'13"E	46.22'	47.40'	C134	520.00'	004°57'37"	N67°39'37"E	45.00'	45.02'
C35	385.00'	030°55'13"	S75°15'40"W	139.79'	140.57'	C85	61.00'	01749'50"	S39°50'32"E	18.91'	18.98'	C135	520.00'	004°34'56"	N62°49'21"E	41.58'	41.59'
C36	15.00'	090°00'00"	S40°43'17"W	21.21'	23.56'	C86	995.00'	001°15'19"	N89°30'43"E	21.80'	21.80'	C136	520.00'	004°52'12"	N58°05'46"E	44.19'	44.20'
C37	14.00'	101°32'34"	S33°57'15"W	21.89'	24.81'	C87	995.00'	003°14'06"	N87°16'01"E	56.17'	56.18'	C137	520.00'	003°04'10"	N54°07'35"E	27.85'	27.86'
C38	995.00'	005°42'19"	S55°26'40"W	99.04'	99.08'	C88	995.00'	002°48'01"	N84°14'52"E	48.67'	48.67'	C138	995.00'	002°52'33"	N54°30'57"E	49.94'	49.94'
C39	15.00'	092°20'21"	N75°32'00"W	21.84'	24.17'	C89	995.00'	002°48'01"	N81°26'42"E	48.67'	48.67'	C139	995.00'	002°20'36"	N57°07'31"E	40.69'	40.69'
C40	15.00'	090°00'00"	N15°38'10"E	21.21'	23.56'	C90	995.00'	002°48'01"	N78°38'32"E	48.67'	48.67'	C140	335.00'	008°55'05"	S65°05'43"W	52.09'	52.14'
C41	335.00'	025°05'06"	N73°10'44"E	145.50'	146.57'	C91	995.00'	003°00'17"	N75°44'19"E	52.17'	52.18'	C141	335.00'	006°51'28"	S72°58'59"W	40.07'	40.10'
C42	15.00'	046°22'42"	S51°05'24"E	20.53'	22.51'	C92	995.00'	002°47'32"	N72°50'24"E	48.49'	48.49'	C142	335.00'	006°57'30"	S79°53'28"W	40.66'	40.68'
C43	205.00'	016°55'13"	S16°21'38"E	60.32'	60.54'	C93	995.00'	002°52'00"	N70°00'38"E	49.78'	49.78'	C143	335.00'	002°21'03"	S84°32'45"W	13.74'	13.75'
C44	155.00'	008°00'13"	S20°49'08"E	21.63'	21.65'	C94	995.00'	002°52'00"	N67°08'38"E	49.78'	49.78'	C144	15.00'	046°31'13"	N39°42'55"E	11.85'	12.17'
C45	155.00'	009°01'01"	S08°47'14"E	24.37'	24.39'	C95	995.00'	002°44'07"	N64°20'35"E	47.49'	47.50'	C145	995.00'	006°56'01"	N66°26'32"E	120.34'	120.41'
C46	155.00'	017°31'30"	S19°03'29"E	31.13'	31.18'	C96	295.00'	004°51'41"	S63°04'01"W	25.02'	25.03'	C146	520.00'	032°08'02"	S68°39'11"W	287.83'	291.64'
C47	205.00'	030°48'35"	S22°54'57"E	13.63'	13.63'	C97	295.00'	007°55'09"	S69°27'26"W	40.74'	40.77'	C147	995.00'	002°31'59"	N57°01'50"E	43.98'	43.99'
C48	205.00'	004°08'06"	S18°56'36"E	14.79'	14.79'	C98	295.00'	007°55'09"	S77°22'36"W	40.74'	40.77'	C148	995.00'	000°29'10"	S52°50'05"W	8.44'	8.44'
C49	51.00'	025°15'05"	S46°06'50"E	22.30'	22.48'	C99	295.00'	004°23'07"	S83°31'43"W	22.57'	22.58'						
C50	51.00'	053°50'48"	S06°33'53"E	46.19'	47.93'	C100	61.00'	025°29'51"	S40°13'37"W	28.92'	27.15'						

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N20°39'27"W	8.74'	L39	N04°16'43"W	80.00'	L77	S74°08'23"W	45.23'
L2	N17°03'19"E	107.50'	L40	N04°16'43"W	120.40'	L78	S66°20'05"W	43.13'
L3	S62°38'00"E	118.12'	L41	N04°16'43"W	50.62'	L79	S59°40'28"W	42.05'
L4	S63°11'36"E	113.41'	L42	N72°57'35"W	42.94'	L80	S53°35'40"W	43.43'
L5	S62°54'06"E	64.60'	L43	N82°58'34"W	20.23'	L81	S52°51'17"W	51.86'
L6	S63°55'47"E	108.66'	L44	N89°09'40"W	20.24'	L82	S54°49'17"W	49.46'
L7	N20°26'50"E	131.53'	L45	S80°16'00"W	44.40'	L83	S57°15'14"W	49.46'
L8	N17°24'32"E	119.23'	L46	S66°16'44"W	44.39'	L84	S59°41'17"W	49.46'
L9	N121°74'3"E	86.72'	L47	N85°08'57"W	72.42'	L85	S62°07'08"W	49.46'
L10	S23°33'58"E	116.30'	L48	N16°46'49"E	86.35'	L86	S64°33'06"W	49.46'
L11	N76°37'29"E	130.58'	L49	N73°31'11"W	76.07'	L87	S66°59'03"W	49.46'
L12	N18°39'29"E	67.47'	L50	S88°56'33"W	138.47'	L88	S69°29'00"W	49.46'
L13	N29°52'31"W	99.39'	L51	S31°3'40"W	133.74'	L89	S71°50'57"W	49.46'
L14	N14°33'29"E	99.92'	L52	S40°47'32"E	104.44'	L90	S74°16'54"W	49.46'
L15	S81°54'31"E	85.08'	L53	S85°43'17"W	147.11'	L91	S76°42'52"W	49.46'
L16	N60°52'13"E	78.89'	L54	N84°43'32"E	27.76'	L92	S79°27'51"W	50.44'
L17	S81°23'31"E	168.19'	L55	N52°35'30"E	52.31'	L93	S82°26'52"W	50.44'
L18	N57°46'29"E	86.86'	L56	N60°38'10"E	11.72'	L94	S85°05'35"W	50.44'
L19	N31°55'29"E	89.65'	L57	S60°38'10"E	11.72'	L95	N08°48'45"E	50.50'
L20	N122°31'2"E	97.59'	L58	S29°15'50"E	15.39'	L96	N63°08'23"E	26.31'
L21	N80°42'29"E	57.56'	L59	S04°16'43"E	65.25'	L97	N71°39'50"E	27.43'
L22	S73°29'50"E	102.31'	L60	N29°21'50"E	15.39'	L98	N88°08'07"E	26.31'
L23	N35°56'18"E	118.07'	L61	N39°21'60"W	13.18'	L99	N89°09'07"E	36.16'
L24	N26°40'18"E	99.98'	L62	S85°43'17"W	41.66'	L100	N33°55'41"E	30.41'
L25	S42°51'07"E	23.66'	L63	S84°43'32"W	20.73'	L101	N34°44'53"W	30.41'
L26	S30°39'17"E	61.63'	L64	S95°35'30"W	52.31'	L102	N13°39'28"W	40.57'
L27	S56°07'17"E	52.47'	L65	N85°43'17"E	42.10'	L103	N70°30'10"W	63.21'
L28	S68°20'17"E	97.77'	L66	S16°49'02"E	17.85'	L104	N61°16'29"W	51.16'
L29	S71°31'17"E	99.93'	L67	N12°46'48"E	45.00'	L105	N45°01'24"W	51.16'
L30	S22°44'26"W	51.22'	L68	N24°40'14"E	39.56'	L106	N29°21'50"E	49.46'
L31	S25°10'20"W	96.76'	L69	S28°26'27"E	55.93'	L107	S28°41'09"E	78.23'
L32	S29°04'30"W	200.14'	L70	S106°61'72"E	65.21'	L108	S61°39'15"E	2.83'
L33	S14°33'14"W	14.37'	L71	S13°31'46"W	65.21'	L109	N75°52'34"E	65.21'
L34	S16°06'40"W	54.70'	L72	S33°38'49"E	65.63'	L110	S85°35'17"E	43.60'
L35	N80°00'00"W	111.75'	L73	S55°49'56"E	65.83'	L111	S29°21'50"E	12.13'
L36	N04°16'43"W	19.23'	L74	S74°34'26"W	55.81'	L112	S01°21'15"W	61.24'
L37	S85°43'17"E	50.00'	L75	N83°29'07"W	51.03'			
L38	S08°16'43"E	100.07'	L76	S01°23'11"W	49.19'			



SUBDIVISION PLAT  
OF  
PIONEER HILL SECTION 6

PLAT NOTES:

1. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
3. PROPERTY OWNERS SHALL NOT RESTRICT ACCESS TO DRAINAGE EASEMENTS, NOR SHALL THEY PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE PURPOSES.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
6. THE OWNER OF THE SUBDIVISION AND HIS/HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS, WHICH SHALL COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
8. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
9. BEFORE ANY CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO AND REVIEWED BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. RAINFALL RUNOFF RATES SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY ON-SITE PONDING OR OTHER APPROVED METHODS.
10. HOMEOWNER'S ASSOCIATION FACILITIES MUST BE APPROVED BY THE CITY OF AUSTIN.
11. FOR COVENANTS, CONDITIONS AND RESTRICTIONS TO THIS PROPERTY, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. 2016160646.
12. A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN FOR ANY CONSTRUCTION WITHIN THIS SUBDIVISION, EXCEPT FOR DETACHED SINGLE-FAMILY HOME CONSTRUCTION.
13. THIS SUBDIVISION PLAT MUST BE APPROVED AND RECORDED BEFORE THE CONSTRUCTION OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN. DATED \_\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TILDON AVENUE, MERIS LANE, FULTON AVENUE, RANIER COURT, TUCKER LANE, AND SISTERDALE LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 25-10, ARTICLE II.
16. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
17. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM, WAS GRANTED FOR THIS SUBDIVISION ON DECEMBER 8, 2004 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.
18. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
21. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER/PARKLAND.
22. DEDICATION FOR 154 UNITS WAS SATISFIED VIA LAND DEDICATION OF LOT 142 BLOCK F AND EASEMENT DEDICATIONS IN LOTS 143 AND 144 BLOCK F, AS WELL AS LAND DEDICATED IN CASES C8-2012-0049.3A, C8-2017-0189.6A, AND C8-2018-0176.1A.
23. LOT 144 AND 143 BLOCK F, ARE FOR GREENBELT PURPOSES AND WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION OR HIS/HER ASSIGNS. AND LOT 142 BLOCK F, IS FOR PARK PURPOSES AND WILL BE MAINTAINED BY THE CITY OF AUSTIN. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
24. LOTS 20 AND 69 BLOCK F, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
25. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
26. SLOPES IN EXCESS OF 15% EXIST ON LOTS 8, 9, 21, 22, 72, 73, 189, 191, 192, 193, 195, 201, 203, BLOCK F. CONSTRUCTION IS LIMITED PER THE LAND DEVELOPMENT CODE.
27. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N. MO'PAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78750 | 512.454.8711  
TYPE FIRM REGISTRATION #470 | TRPLS FIRM REGISTRATION #10028801

SUBDIVISION PLAT  
OF  
**PIONEER HILL SECTION 6**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH MATTHEW TRENNER, VICE PRESIDENT, BEING OWNER OF A 76.245 ACRE TRACT OF LAND SITUATED IN THE JAMES D. RICE SURVEY, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 53.18 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 54.57 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007176862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 10.81 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 4.61 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL SITUATED IN THE JAMES D. RICE SURVEY, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS.

DOES HEREBY SUBDIVIDE 76.245 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

PIONEER HILL SECTION 6

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
MATTHEW TRENNER, VICE PRESIDENT  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX 78750

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW TRENNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOEY DE LA GARZA, FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 10, 2017.

*Parker J. Graham* 12/02/2019  
PARKER J. GRAHAM R.P.L.S. 5556

SURVEYING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711



ENGINEER'S CERTIFICATION:

I, DUSTIN GOSS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0460K, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

*Dustin Goss* 12/2/19  
DUSTIN GOSS, P.E. 91805

ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711  
TXPE FIRM REGISTRATION #410 | TDBPS FIRM REGISTRATION #10028801