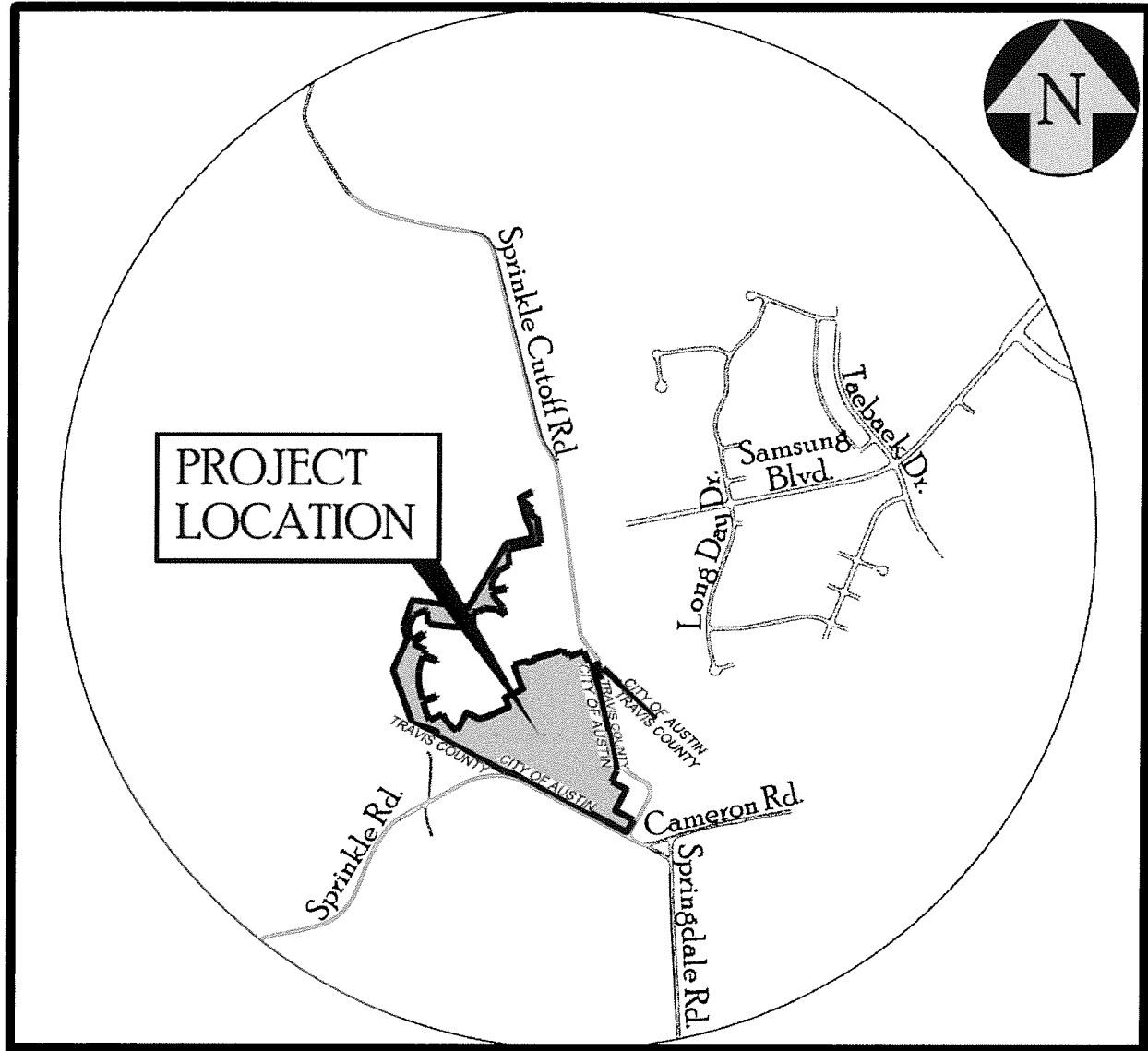


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0109.7A**Z.A.P. DATES:** February 18, 2020**SUBDIVISION NAME:** Pioneer Crossing East Section 18**AREA:** 26.59 acres**LOTS:** 137**APPLICANT:** Continental Homes of Texas
(Matthew Trenner, V.P.)**AGENT:** LJA Engineering
(Walter Hoysa, P.E.)**ADDRESS OF SUBDIVISION:** Sprinkle Road**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 18. The applicant proposes to plat the existing property into a 137 lot subdivision for residential uses on 26.59 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 18



LAND USE SUMMARY: PIONEER CROSSING EAST SECTION 18

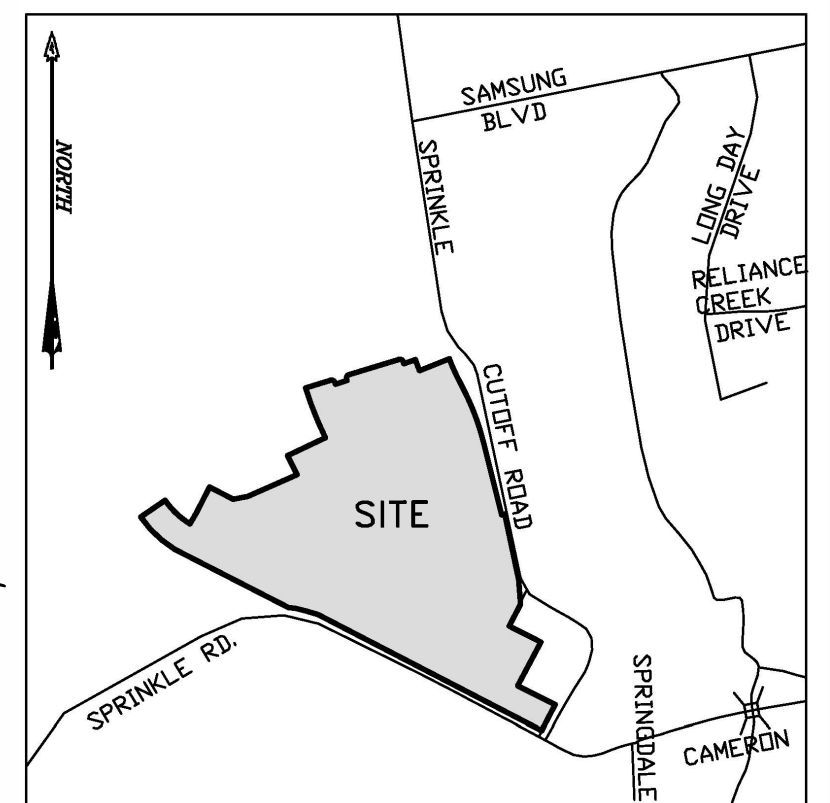
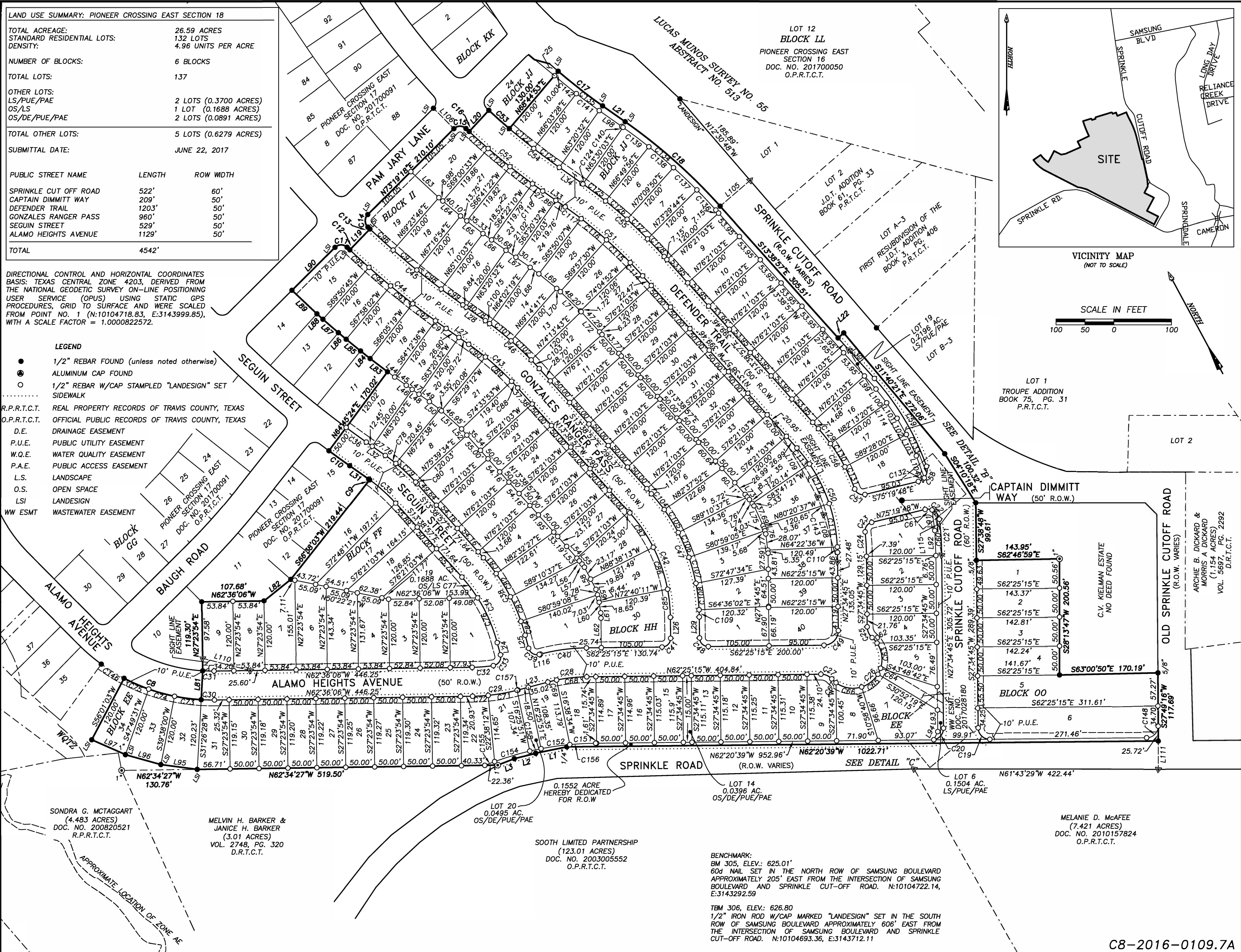
TOTAL ACREAGE:	26.59 ACRES
STANDARD RESIDENTIAL LOTS:	132 LOTS
DENSITY:	4.96 UNITS PER ACRE
NUMBER OF BLOCKS:	6 BLOCKS
TOTAL LOTS:	137
OTHER LOTS:	
LS/PUE/PAE	2 LOTS (0.3700 ACRES)
OS/LS	1 LOT (0.1688 ACRES)
OS/DE/PUE/PAE	2 LOTS (0.0891 ACRES)
TOTAL OTHER LOTS:	5 LOTS (0.6279 ACRES)
SUBMITTAL DATE:	JUNE 22, 2017

PUBLIC STREET NAME	LENGTH	ROW WIDTH
SPRINKLE CUT OFF ROAD	522'	60'
CAPTAIN DIMMITT WAY	209'	50'
DEFENDER TRAIL	1203'	50'
GONZALES RANGER PASS	960'	50'
SEGUIN STREET	529'	50'
ALAMO HEIGHTS AVENUE	1129'	50'
TOTAL	4542'	

DIRECTIONAL CONTROL AND HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203, DERIVED FROM THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) USING STATIC GPS PROCEDURES, GRID TO SURFACE AND WERE SCALED FROM POINT NO. 1 (N:10104718.83, E:3143999.85), WITH A SCALE FACTOR = 1.0000822572.

LEGEND

- 1/2" REBAR FOUND (unless noted otherwise)
- ⊙ ALUMINUM CAP FOUND
- 1/2" REBAR W/CAP STAMPED "LANDESIGN" SET SIDEWALK
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- L.S. LANDSCAPE
- O.S. OPEN SPACE
- LSI LANDESIGN
- WW ESMT WASTEWATER EASEMENT

VICINITY MAP
(NOT TO SCALE)

SCALE IN FEET
100 50 0 100



FINAL PLAT OF PIONEER CROSSING EAST SECTION 18

PROJECT NAME: SPRINKLE 7	JOB NUMBER: 347-15-01	SCALE: 1"=100'
DATE: 11/12/19	DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWG	FIELDNOTE FILE PATH:
RPLS: TST	TECH: HAS	PARTYCHIEF: PO
CHECKED BY: JB	FIELDBOOKS:	

DRAWING NAME
SECT 18 REV

SHEET
1 of 3

C8-2016-0109.7A

[illegible]

DETAIL "B"

18

19

C144

L114

CAPTAIN DIMMITT
(50' R.O.W.)

1

C145

L119

6

SPRINKLE
CUTOFF ROAD

DETAIL "C"

7

BLOCK EE

93.07'

C150

N62°20'39" W

952.96'

L94

6

C149

0.1552 ACRE
HEREBY DEDICATED
FOR R.O.W.

FINAL PLAT OF PIONEER CROSSING EAST
SECTION 18

DRAWING NAME		SECT 18 REV	
SHEET			
2 of 3			

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 5 (40.97 ACRES) RECORDED IN DOCUMENT NUMBER 2016128108 AND THAT CERTAIN TRACT DESCRIBED AS TRACT 2 (23.19 ACRES) RECORDED IN DOCUMENT NUMBER 2016128109 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH CONTINENTAL HOMES OF TEXAS, L.P., BY MATTHEW TRENNER, VICE PRESIDENT, DO HEREBY SUBDIVIDE 26.59 ACRES, LOCATED IN THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"PIONEER CROSSING EAST SECTION 18"

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

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

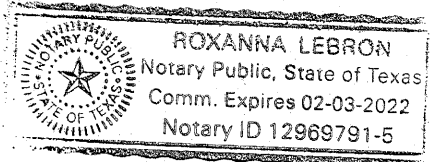
BY: CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS SOLE GENERAL PARTNER

BY: Matthew Trenner
MATTHEW TRENNER, VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF Williamson §

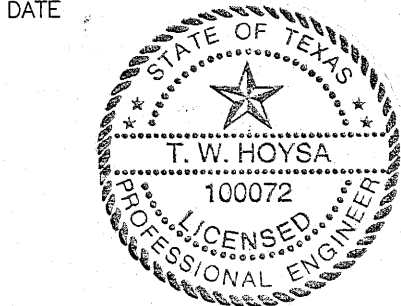
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 2019, BY Matthew Trenner, Vice President CHTEX OF TEXAS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS



I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED. THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF WALNUT CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0460J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

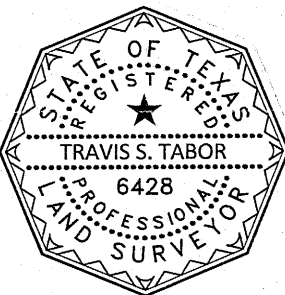
T.W. Hoysa
T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-1386



LAND SURVEYOR'S STATEMENT

THAT I, TRAVIS S. TABOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE SUBDIVISION COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED.

Travis S. Tabor
TRAVIS S. TABOR, R.P.L.S. NO. 6428
LANDESIGN SERVICES, INC.
10090 W. HIGHWAY 29
LIBERTY HILL, TEXAS 78642
(512) 238-7901
TBPELS FIRM NO. 10001800



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.

DENISE LUKAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE ____ DAY OF _____, 20__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__.

CHAIRPERSON
JOLENE KIOLBASSA

SECRETARY
ANA AGUIRRE

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. AND DULY RECORDED ON THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

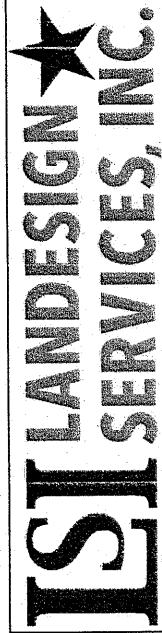
DEPUTY

NOTES

- 1) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS
- 3) 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 THE AUSTIN WATER UTILITY. 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.
- 4) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
- 5) NO BUILDINGS, FENCING, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 7) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.
- 10) 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.
- 11) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20__, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. # _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES (CONT.)

- 12) 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.
- 13) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL 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.
- 14) THIS PROJECT SHALL BE SUBDIVIDED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NUMBER 970410-1.
- 15) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
- 16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED WITH THE CONSTRUCTION OF PROPER CURB, GUTTER AND ROADWAY IMPROVEMENTS ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: SPRINKLE ROAD, SPRINKLE CUTOFF ROAD, CAPTAIN DIMMIT WAY, DEFENDER TRAIL, GONZALES RANGER PASS, SEGUIN STREET, AND ALAMO HEIGHTS AVENUE. 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 THE UTILITY COMPANY.
- 17) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 18) THE PIONEER CROSSING EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RECORD KEEPING FOR ANY WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
- 19) VEHICULAR ACCESS FROM ANY SINGLE FAMILY LOT TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED
- 20) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%
- 21) IN ACCORDANCE WITH THE PUD ORDINANCE, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES. FOR SINGLE FAMILY DEVELOPMENTS, THE CITY OF AUSTIN WILL, BY MUTUAL AGREEMENT, CONTRIBUTE TO THE MASTER ASSOCIATION AN ANNUAL OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
- 22) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 23) 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.
- 24) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
- 25) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 26) ALL DEVELOPMENT WITHIN THE P.U.D. WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDING PROGRAM STANDARDS. SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL MEET A MINIMUM 1 STAR RATING; COMMERCIAL DEVELOPMENT SHALL MEET A MINIMUM OF 1 STAR RATING.
- 27) THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (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 SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 28) PARKLAND DEDICATION HAS BEEN SATISFIED IN ACCORDANCE WITH PUD ORDINANCE 970410-1 AND ITS AMENDMENTS BY THE DEDICATION OF TRACT W23 SOUTH (32.8 ACRES) AS SHOWN IN EXHIBIT B OF THE PUD.
- 29) LOTS 6, 14 & 20, BLOCK EE; LOT 19, BLOCK FF, AND LOT 19, BLOCK JJ IS AN OPEN SPACE AND DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT LOT. NO RESIDENTIAL USE IS ALLOWED ON THIS LOT. PIONEER CROSSING EAST HOMEOWNER'S ASSOCIATION WILL PROVIDE MAINTENANCE TO THE LOTS.
- 30) ACCESS TO SPRINKLE ROAD IS PROHIBITED FROM LOTS 1-17, BLOCK EE AND LOT 6, BLOCK OO.
- 31) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
- 32) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

FINAL PLAT OF PIONEER CROSSING EAST
SECTION 18

PROJECT NAME: SPRINKLE 7	JOB NUMBER: 347-15-01	SCALE: 1"=100'
DATE: 11/12/19	DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS	FIELDNOTE FILE PATH:
RPLS: TST	TECH: HAS	PARTYCHIEF: PO
CHECKED BY: JB FIELDSBOOKS		

DRAWING NAME
SECT 18 REV

SHEET
3 of 3

C8-2016-0109.7A