PHOTOGRAPHIC MYLAR

PIONEER CROSSING WEST SECTION 7

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS: THAT PIONEER AUSTIN DEVELOPMENT LTD, A TEXAS LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, OWNER OF THAT CERTAIN TRACT DESCRIBED AS 377.148 ACRES CONVEYED TO PIONEER AUSTIN DEVELOPMENT LTD BY DEED OF RECORD IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH PIONEER AUSTIN DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, BY RALPH E. REED, VICE PRESIDENT, DO HEREBY SUBDIVIDE 22.559 ACRES OF SAID 377.148 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 AND TITLE 25 OF THE CITY OF AUSTIN CODE, TO BE KNOWN AS **"PIONEER CROSSING WEST SECTION 7"** AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

Ralph E. Reed

RALPH E. REED, VICE PRESIDENT
1508 SOUTH LAMAR
AUSTIN, TEXAS 78704

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RALPH E. REED, 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 PURPOSE THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF SEPTEMBER, 20 05 A.D.

Cindy Gray

NOTARY PUBLIC
IN AND FOR TRAVIS, COUNTY, TEXAS

CINDY GRAY
Notary Public, State of Texas
My Commission Expires
April 10, 2009

APRIL 10, 2009
COMMISSION EXPIRES

I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

T. A. Lenz — 6-15-2005
DATE

TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4393
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

STATE OF TEXAS
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

I, ALEX G. CLARKE, 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 ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0115 E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

A. G. Clarke — 6/16/05
DATE

ALEX G. CLARKE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65100
LONGARO & CLARKE, INC.
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING C, SUITE 100
AUSTIN, TEXAS 78746

STATE OF TEXAS
ALEX G. CLARKE
65100
REGISTERED
PROFESSIONAL ENGINEER

APPROVED FOR ACCEPTANCE

Don E. Perryman Jr.
JOE PANTALION, DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE 2nd DAY OF August, 2005.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THE 2nd DAY OF August, 2005, A.D.

CHAIRPERSON Betty Baker
BETTY BAKER

SECRETARY

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 7th DAY OF September, 20 05 A.D. AT 11:12 O'CLOCK A.M. AND DULY RECORDED ON THE 8th DAY OF September, 20 05 A.D., AT 11:12 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. 200500219 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 7th DAY OF September, 20 05 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

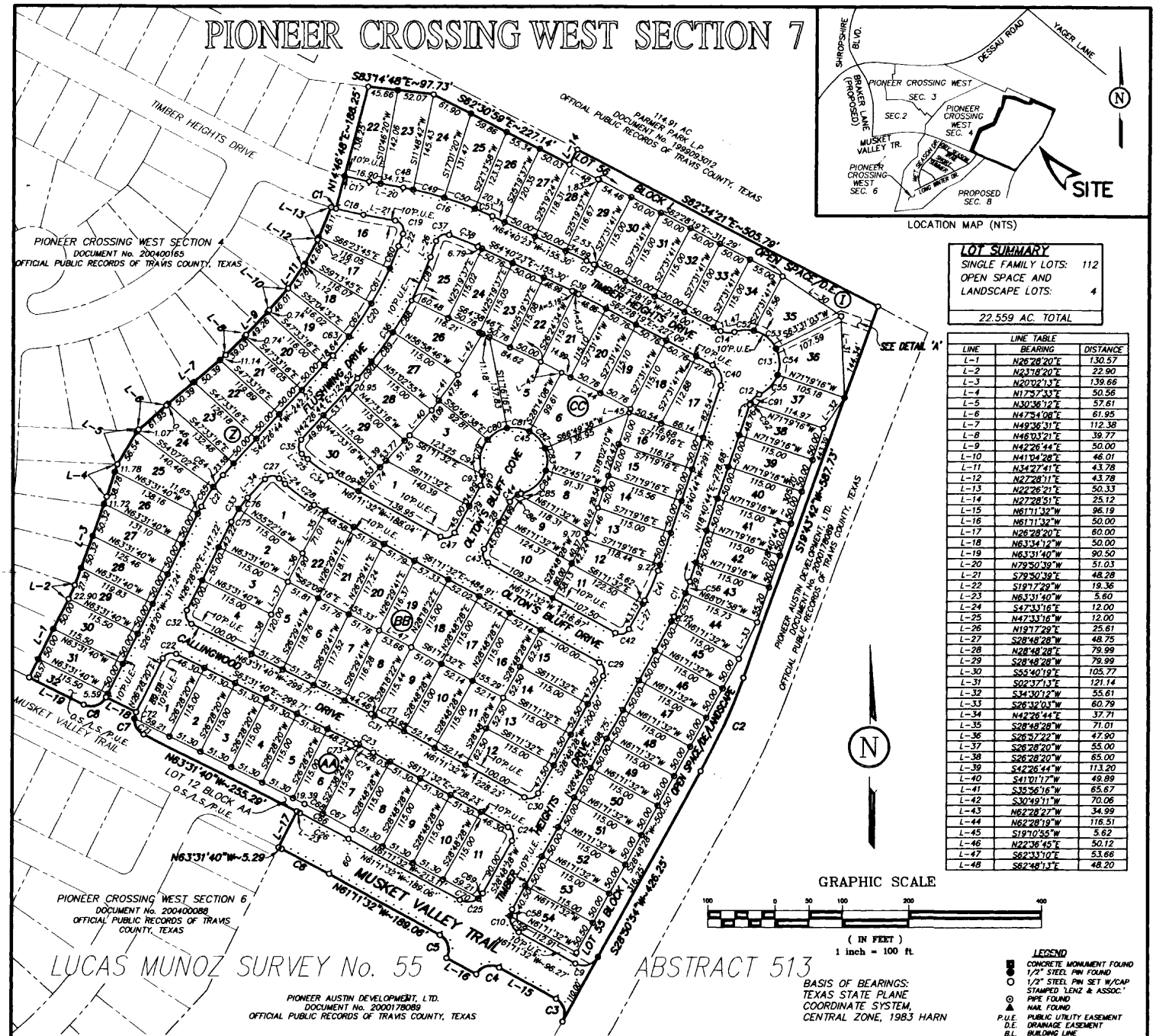
LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
1714 FORT VIEW RD., SUITE 101
AUSTIN, TEXAS 78704
SURVEY #: 2005-0728

SHEET 1 OF 3

C8-98-0115.02.1A

PHOTOGRAPHIC MYLAR

PIONEER CROSSING WEST SECTION 7



LOCATION MAP (NTS)

LOT SUMMARY	
SINGLE FAMILY LOTS:	112
OPEN SPACE AND LANDSCAPE LOTS:	4
22.559 AC. TOTAL	

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N26°28'20"E	130.57
L-2	N23°18'20"E	22.90
L-3	N20°02'13"E	139.66
L-4	N17°57'33"E	50.56
L-5	N30°36'12"E	57.61
L-6	N47°54'08"E	61.95
L-7	N49°36'31"E	112.38
L-8	N46°03'21"E	39.77
L-9	N42°26'44"E	50.00
L-10	N41°04'28"E	46.01
L-11	N34°27'41"E	43.78
L-12	N27°28'11"E	43.78
L-13	N22°26'21"E	50.33
L-14	N27°28'51"E	25.12
L-15	N61°11'32"W	96.19
L-16	N61°11'32"W	50.00
L-17	N26°28'20"E	60.00
L-18	N63°34'12"W	50.00
L-19	N63°31'40"W	90.50
L-20	N79°50'39"W	51.03
L-21	S79°50'39"E	48.28
L-22	S19°17'29"W	19.36
L-23	N63°31'40"W	5.60
L-24	S47°33'16"E	12.00
L-25	N47°33'16"W	12.00
L-26	N19°17'29"E	25.61
L-27	S28°48'28"W	48.75
L-28	N28°48'28"E	79.99
L-29	S28°48'28"W	79.99
L-30	S55°40'19"E	105.77
L-31	S02°37'13"E	121.14
L-32	S34°30'12"W	55.61
L-33	S26°32'03"W	60.79
L-34	N42°26'44"E	37.71
L-35	S28°48'28"W	71.01
L-36	S26°57'22"W	47.90
L-37	S26°28'20"W	55.00
L-38	S26°28'20"W	65.00
L-39	S42°26'44"W	113.20
L-40	S41°01'17"W	49.89
L-41	S35°56'16"W	65.67
L-42	S30°49'11"W	70.06
L-43	N62°28'27"W	34.99
L-44	N62°28'19"W	116.51
L-45	S19°10'55"W	5.62
L-46	N22°36'45"E	50.12
L-47	S62°33'10"E	53.66
L-48	S62°48'13"E	48.20

GRAPHIC SCALE

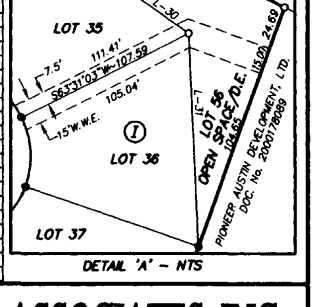
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE, 1983 HARN

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP STAMPED 'LENZ & ASSOC.'
- PIPE FOUND
- NAIL FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- O.S. OPEN SPACE
- L.S. LANDSCAPE
- W.W.E. WASTE WATER EASEMENT
- (BRG.~DIST.) RECORD CALL
- PROPOSED SIDEWALK
- (P) BLOCK DESIGNATION



DETAIL 'A' ~ NTS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	0°48'06"	525.00	3.67	7.35	7.35	S74°49'09"E
C2	9°07'11"	965.00	76.96	153.60	153.44	S24°17'19"W
C3	90°02'26"	25.00	25.02	39.29	35.37	N16°10'19"W
C4	90°00'00"	25.00	25.00	39.27	35.36	S73°48'28"W
C5	90°00'00"	25.00	25.00	39.27	35.36	N16°11'33"W
C6	2°20'08"	1965.00	40.05	80.10	80.09	N62°21'36"W
C7	90°02'32"	25.00	25.02	39.29	35.37	N18°30'24"W
C8	89°57'28"	25.00	24.98	39.25	35.34	S71°29'36"W
C9	89°57'33"	25.00	24.98	39.25	35.34	S73°49'41"W
C10	89°59'58"	25.00	25.00	39.27	35.35	N16°11'36"W
C11	10°07'44"	325.00	28.80	57.45	57.38	N23°44'36"E
C12	48°11'23"	25.00	11.18	21.03	20.41	N42°46'26"E
C13	177°31'50"	50.00		154.93	99.98	N21°53'47"W
C14	48°11'23"	25.00	11.18	21.03	20.41	N86°34'00"W
C15	2°12'04"	325.00	6.24	12.49	12.49	N63°34'21"W
C16	15°10'17"	525.00	69.92	139.01	138.61	N72°15'31"W
C17	4°37'28"	475.00	19.18	38.34	38.33	N77°31'56"W
C18	4°37'28"	525.00	21.20	42.37	42.36	S77°31'56"E
C19	99°08'07"	15.00	17.60	25.95	22.84	S30°16'36"E
C20	23°09'15"	475.00	97.31	191.96	190.65	S30°52'06"W
C21	15°58'24"	205.00	28.76	57.15	56.97	S34°27'32"W
C22	90°00'00"	15.00	15.00	23.56	21.21	N71°28'20"E
C23	2°20'09"	725.00	14.78	29.56	29.55	S62°21'36"E
C24	90°00'00"	15.00	15.00	23.56	21.21	S16°11'32"E
C25	90°00'00"	25.00	25.00	39.27	35.36	S73°48'28"W
C26	2°19'37"	2025.00	41.12	82.24	82.23	N62°21'20"W
C27	90°00'00"	15.00	15.00	23.56	21.21	N87°26'44"E
C28	13°38'16"	225.00	26.90	53.56	53.43	S54°22'24"E
C29	90°00'00"	15.00	15.00	23.56	21.21	S16°11'32"E
C30	90°00'00"	15.00	15.00	23.56	21.21	S73°48'28"W
C31	2°20'09"	775.00	15.80	31.59	31.59	N62°21'36"W
C32	90°00'00"	15.00	15.00	23.56	21.21	N16°31'40"W
C33	15°58'25"	155.00	21.75	43.21	43.07	N34°27'32"E
C34	13°38'15"	175.00	20.93	41.65	41.56	N54°22'24"W
C35	90°00'00"	15.00	15.00	23.56	21.21	N02°33'16"W

CURVE TABLE-CONTINUED						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C36	23°09'15"	525.00	107.55	212.16	210.72	N30°52'06"E
C37	90°31'44"	15.00	15.14	23.70	21.31	N64°33'21"E
C38	5°30'25"	475.00	22.84	45.65	45.64	S67°25'35"E
C39	2°12'04"	275.00	5.28	10.56	10.56	S63°34'21"E
C40	81°09'03"	25.00	21.41	35.41	32.52	S21°53'47"E
C41	10°07'44"	275.00	24.37	48.61	48.55	S23°44'36"W
C42	90°00'00"	15.00	15.00	23.56	21.21	S73°48'28"W
C43	90°00'00"	15.00	15.00	23.56	21.21	N16°11'32"W
C44	48°11'23"	25.00	11.18	21.03	20.41	N52°54'10"E
C45	276°22'46"	50.00		241.19	66.67	N61°11'32"W
C46	48°11'23"	25.00	11.18	21.03	20.41	S04°42'47"W
C47	90°00'00"	15.00	15.00	23.56	21.21	S73°48'28"W
C48	1°39'22"	525.00	7.59	15.17	15.17	N79°00'59"W
C49	5°12'38"	525.00	23.89	47.74	47.73	N75°34'59"W
C50	5°12'38"	525.00	23.89	47.74	47.73	N70°22'21"W
C51	3°05'39"	525.00	14.18	28.35	28.35	N66°13'13"W
C52	33°51'30"	50.00	15.22	29.55	29.12	S86°16'03"W
C53	50°23'17"	50.00	23.52	43.97	42.57	N51°36'33"W
C54	46°25'15"	50.00	21.44	40.51	39.41	N03°12'16"W
C55	46°51'48"	50.00	21.67	40.90	39.77	N43°26'15"E
C56	3°17'18"	325.00	9.33	18.65	18.65	N20°19'23"E
C57	6°50'26"	325.00	19.42	38.80	38.78	N25°23'15"E
C58	23°34'42"	25.00	5.22	10.29	10.22	N17°01'05"E
C59	66°25'16"	25.00	16.37	28.98	27.39	N27°58'59"W
C60	4°19'29"	475.00	17.94	35.85	35.85	S21°27'52"W
C61	7°10'00"	475.00	29.75	59.41	59.38	S27°11'14"W
C62	7°10'00"	475.00	29.75	59.41	59.38	S34°21'15"W
C63	4°29'47"	475.00	18.65	37.28	37.27	S40°13'31"W
C64	6°35'25"	205.00	11.80	23.58	23.57	S39°09'01"W
C65	9°22'59"	205.00	16.82	33.57	33.53	S31°09'49"W
C66	2°17'41"	2040.00	40.86	81.70	81.70	N62°22'18"W
C67	1°25'11"	2040.00	25.28	50.55	50.55	N61°56'03"W
C68	0°52'30"	2040.00	15.58	31.15	31.15	N63°04'53"W
C69	23°34'40"	25.00	5.22	10.29	10.22	S40°35'48"W
C70	66°25'20"	25.00	16.37	28.98	27.39	N85°35'48"E

CURVE TABLE-CONTINUED						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C71	66°25'27"	25.00	16.37	28.98	27.39	S30°18'57"E
C72	23°37'05"	25.00	5.23	10.31	10.23	N14°42'20"E
C73	0°22'13"	725.00	2.34	4.68	4.68	S63°20'34"E
C74	1°57'56"	725.00	12.44	24.87	24.87	S62°10'30"E
C75	8°09'24"	155.00	11.05	22.07	22.05	N30°33'02"E
C76	7°49'01"	155.00	10.59	21.15	21.13	N38°32'14"E
C77	1°55'34"	775.00	13.03	26.05	26.05	N62°09'19"W
C78	0°24'34"	775.00	2.77	5.54	5.54	N63°19'23"W
C79	58°36'17"	50.00	28.06	51.14	48.94	S09°55'14"W
C80	39°30'22"	50.00	17.95	34.48	33.80	S58°58'33"W
C81	39°30'22"	50.00	17.95	34.48	33.80	N81°31'06"W
C82	39°43'49"	50.00	18.07	34.67	33.98	N41°54'00"W
C83	39°16'54"	50.00	17.84	34.28	33.61	N02°23'38"W
C84	59°45'02"	50.00	28.72	52.14	49.81	N47°07'20"E
C85	11°7'07"	25.00	2.47	4.92	4.92	N71°21'18"E
C86	36°54'16"	25.00	8.34	16.10	15.83	N47°15'36"E
C87	7°44'29"	525.00	35.52	70.93	70.88	N23°09'43"E
C88	5°57'34"	525.00	27.33	54.61	54.58	N30°00'44"E
C89	5°52'15"	525.00	26.92	53.79	53.77	N35°55'38"E
C90	3°34'59"	525.00	16.42	32.83	32.83	N40°39'15"E
C91	45°20'15"	25.00	10.44	19.78	19.27	N44°11'59"E
C92	2°51'08"	25.00	0.62	1.24	1.24	N20°06'24"E
C93	36°54'16"	25.00	8.34	16.10	15.83	S10°21'21"W
C94	11°7'07"	25.00	2.47	4.92	4.92	S13°44'21"E

LENZ & ASSOCIATES, INC.
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SURVEY #: 2005-0728

C8-98-0115.02.1A

SHEET 2 OF 3

PHOTOGRAPHIC MYLAR

PIONEER CROSSING WEST SECTION 7

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 PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTLITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.

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) ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE

10) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.

11) 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.

12) 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.

13) 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.

14) 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.

15) THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, AND IS CLASSIFIED AS SUBURBAN AND SHALL BE SUBDIVIDED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE 1996 CITY LAND DEVELOPMENT CODE CHAPTER 13-2 AS MODIFIED BY ORDINANCE NUMBER 970410-1.

16) ALL BUILDING SETBACK LINES WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1 AND THE NON-RESIDENTIAL BUFFER ZONE REQUIREMENTS IN PLAT NOTE NO. 21.

17) THE DEDICATION OF ANY REQUIRED PARKLAND OR THE PAYMENT OF FEES IN LIEU OF SUCH DEDICATION FOR THIS TRACT WILL BE SATISFIED AS PER THE PUD ORDINANCE.

18) CUT AND FILLS SHALL NOT EXCEED EIGHT (8) FEET FROM EXISTING GROUND EXCEPT IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE 1986 CITY LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NO. 970410-1

19) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL PUBLIC STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT, 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., LDC, 13-5-91. IN CASES WHERE SIDEWALKS ARE ALSO PART OF THE HIKE AND BIKE TRAIL SYSTEM, THEY WILL BE A MINIMUM OF 8' WIDE AND WILL BE SETBACK FROM THE CURB WHEREVER POSSIBLE.

20) VEHICULAR ACCESS TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED.

21) "A 540' NON-RESIDENTIAL BUFFER ZONE HAS BEEN ESTABLISHED BY RESTRICTIVE COVENANT, DATED APRIL 15, 1996, AND RECORDED AT VOLUME 12666, PAGE 978 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BY PART 6 OF THE ORDINANCE NO. 970410-1, THE PIONEER CROSSING PLANNED UNIT DEVELOPMENT ZONING ORDINANCE, ADOPTED BY THE CITY COUNCIL OF THE CITY OF AUSTIN ON APRIL 10, 1997. AS PER THE RESTRICTIVE COVENANT, "NO RESIDENTIAL OR MULTI FAMILY RESIDENTIAL DEVELOPMENT OF IMPROVEMENTS SHALL BE LOCATED ON ANY PORTION OF THE AJCP PROPERTY THAT IS WITHIN FIVE HUNDRED FORTY FEET (540') OF THE SUBJECT PROPERTY", ALSO REFERRED TO HEREIN AS THE SAMSUNG PROPERTY, AND NEW DEVELOPMENT ON THE AJCP PROPERTY THAT IS WITHIN FIVE HUNDRED FORTY FEET (540') OF THE SUBJECT PROPERTY SHALL BE LIMITED TO COMMERCIAL, INDUSTRIAL AND CIVIC USES ONLY, AS DEFINED BY TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, 1992, AS AMENDED AND IN EFFECT ON APRIL 15, 1996, AND EXCEPT AS FURTHER RESTRICTED IN SECTION 4, OF SAID RESTRICTIVE COVENANT, AJCP AND SAMSUNG AGREE THAT SUCH USES SHALL BE PERMITTED ON SUCH PORTION OF THE AJCP PROPERTY." NOTE THAT THE PROPERTY REFERRED TO AS THE "AJCP PROPERTY" IS DESCRIBED IN THE PLAN/PLAT AS THE "PIONEER CROSSING PROPERTY." THE NON-RESIDENTIAL BUFFER ZONE SHALL BE DEPICTED ON ALL FINAL PLATS AND SITE PLANS WITHIN SAID NON-RESIDENTIAL BUFFER ZONE AND THIS PLAT NOTE SHALL BE ADDED TO EACH SUCH FINAL PLAT AND SITE PLAN.

22) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE TRIGGERED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%

23) 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 OPERTATION AND MAINTENANCE.

24) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.

25) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.

26) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

27) 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.

28) TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO LAND DEVELOPMENT CODE 25-7-61.

29) 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.

30) IN ACCORDANCE WITH THE P.U.D. ORDINANCE, RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH AUSTIN GREEN BUILDING PROGRAM FOR A MINIMUM ONE STAR RATING.

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
1714 FORT VIEW RD., SUITE 101
AUSTIN, TEXAS 78704

SURVEY #: 2005-0728

C8-98-0115.02.1A

PLATS 200500217
3 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Pioneer Crossing West Section 7

OWNERS NAME: Pioneer Austin Development LTD

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2005167870

RETURN:

Don Perryman
974-2786

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2005 Sep 09 11:02 AM 200500217
HERRERAR $92.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

9/9/05 $92.00 200500217

PHOTOGRAPHIC MYLAR

PIONEER CROSSING WEST SECTION 7

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS: THAT PIONEER AUSTIN DEVELOPMENT LTD, A TEXAS LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, OWNER OF THAT CERTAIN TRACT DESCRIBED AS 377.148 ACRES CONVEYED TO PIONEER AUSTIN DEVELOPMENT LTD BY DEED OF RECORD IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH PIONEER AUSTIN DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, BY RALPH E. REED, VICE PRESIDENT, DO HEREBY SUBDIVIDE 22.559 ACRES OF SAID 377.148 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 AND TITLE 25 OF THE CITY OF AUSTIN CODE, TO BE KNOWN AS **"PIONEER CROSSING WEST SECTION 7"** AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

Ralph E. Reed

RALPH E. REED, VICE PRESIDENT
1508 SOUTH LAMAR
AUSTIN, TEXAS 78704

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RALPH E. REED, 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 PURPOSE THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF SEPTEMBER, 20 05 A.D.

Cindy Gray

NOTARY PUBLIC
IN AND FOR TRAVIS, COUNTY, TEXAS

CINDY GRAY
Notary Public, State of Texas
My Commission Expires
April 10, 2009

APRIL 10, 2009
COMMISSION EXPIRES

I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

T. A. Lenz 6-15-2005
DATE

TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4393
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

I, ALEX G. CLARKE, 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 ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0115 E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

A. G. Clarke 6/16/05
DATE

ALEX G. CLARKE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65100
LONGARO & CLARKE, INC.
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING C, SUITE 100
AUSTIN, TEXAS 78746

STATE OF TEXAS
ALEX G. CLARKE
65100
REGISTERED
PROFESSIONAL ENGINEER

APPROVED FOR ACCEPTANCE

Don E. Perryman for

JOE PANTALION, DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE 2nd DAY OF August, 2005.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THE 2nd DAY OF August, 2005, A.D.

CHAIRPERSON Betty Baker
BETTY BAKER

SECRETARY

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 6th DAY OF September, 20 05 A.D. AT 11:02 O'CLOCK A M. AND DULY RECORDED ON THE 6th DAY OF September, 20 05 A.D., AT 11:02 O'CLOCK A M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. 200500217. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 6th DAY OF September, 20 05 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY R. HERRERA

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
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SURVEY #: 2005-0728

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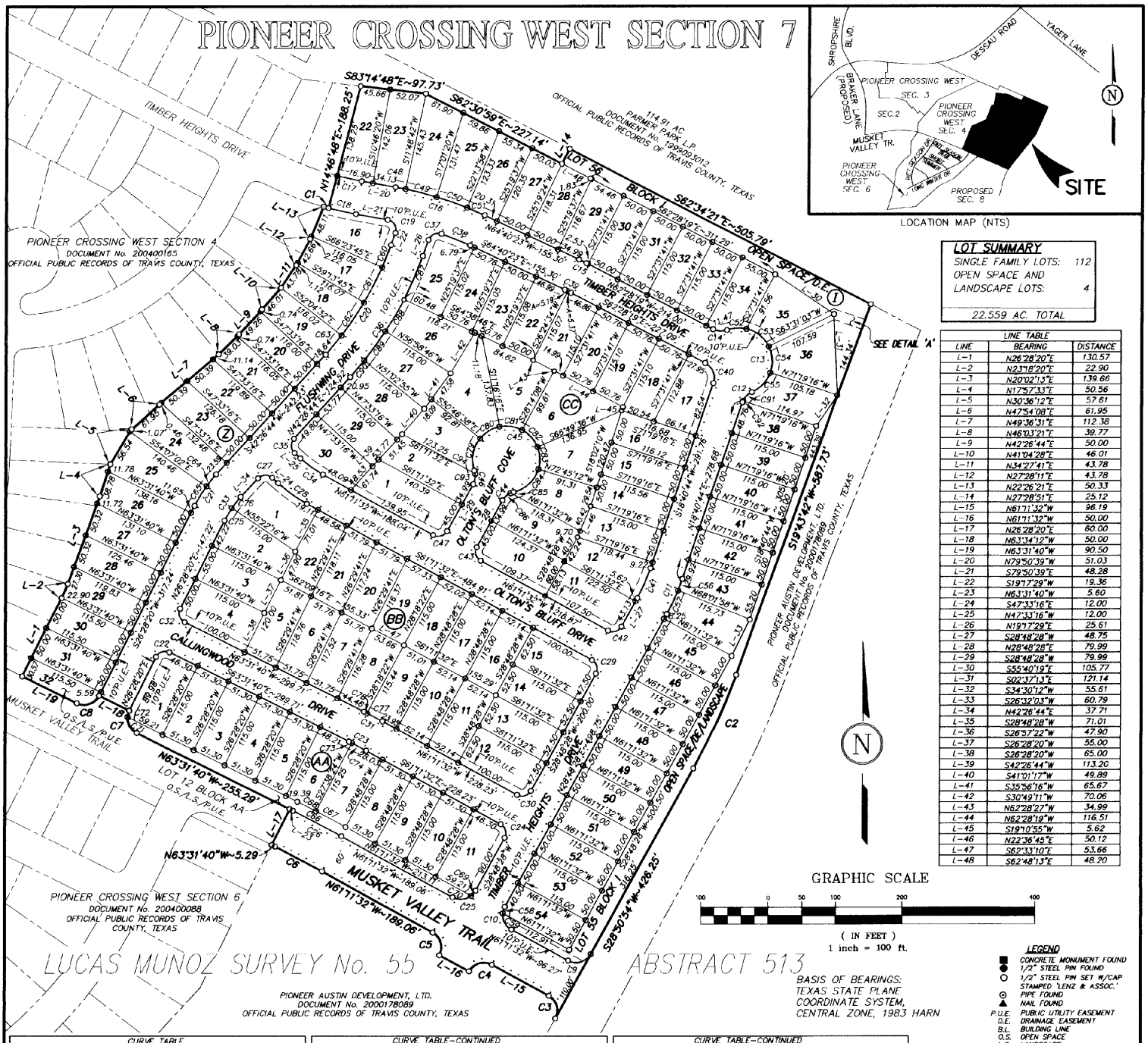
PHOTOGRAPHIC MYLAR

PIONEER CROSSING WEST SECTION 7


S83°14'48"E~97.73'
S62°30'59"E~227.14'
S62°34'21"E~505.79'
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S19°43'42"W~587.73'
OPEN SPACE/LANDSCAPE
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N63°31'40"W~5.29'
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FLUSHING DRIVE
OLTON'S BLUFF COVE
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CALLINGWOOD DRIVE
MUSKET VALLEY TRAIL
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114.91 AC. PARMER PARK L.P. DOCUMENT No. 1999093012 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PIONEER CROSSING WEST SECTION 4 DOCUMENT No. 200400165 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PIONEER CROSSING WEST SECTION 6 DOCUMENT No. 200400088 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PIONEER AUSTIN DEVELOPMENT, LTD. DOCUMENT No. 2000178089 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
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20050021

PIONEER CROSSING WEST SECTION 7

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 PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.

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) ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE

10) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.

11) 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.

12) 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 September 9th, 20 05, 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. # 2005146910, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

13) 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.

14) 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.

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