



TRV

201600117

4 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: PIONEER HILL SECTION 3

OWNERS NAME: CONTINENTAL HOMES OF TEXAS, LP  
CHTEX OF TEXAS INC

RESUBDIVISION? YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE 2014070413  
AGREEMENT 2016070414

## RETURN:

CITY OF AUSTIN - CESAR ZAVALA

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

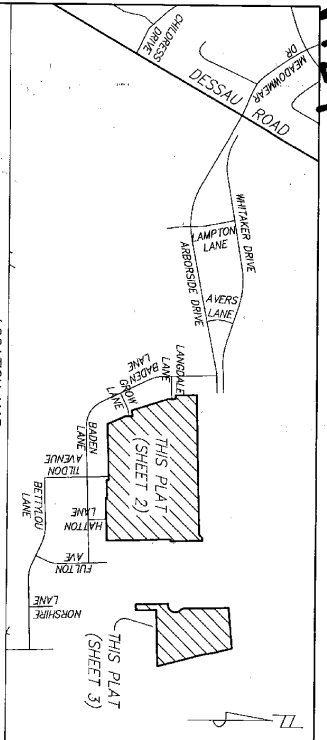
*Dana DeBeauvoir*

May 06, 2016 02:30 PM 201600117

RODRIGUEZA: \$129.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS



LOCATION MAP  
SCALE: 1" = 600'

# PIONEER HILL SECTION 3

PLAT OF  
SCALE: 1"=100'

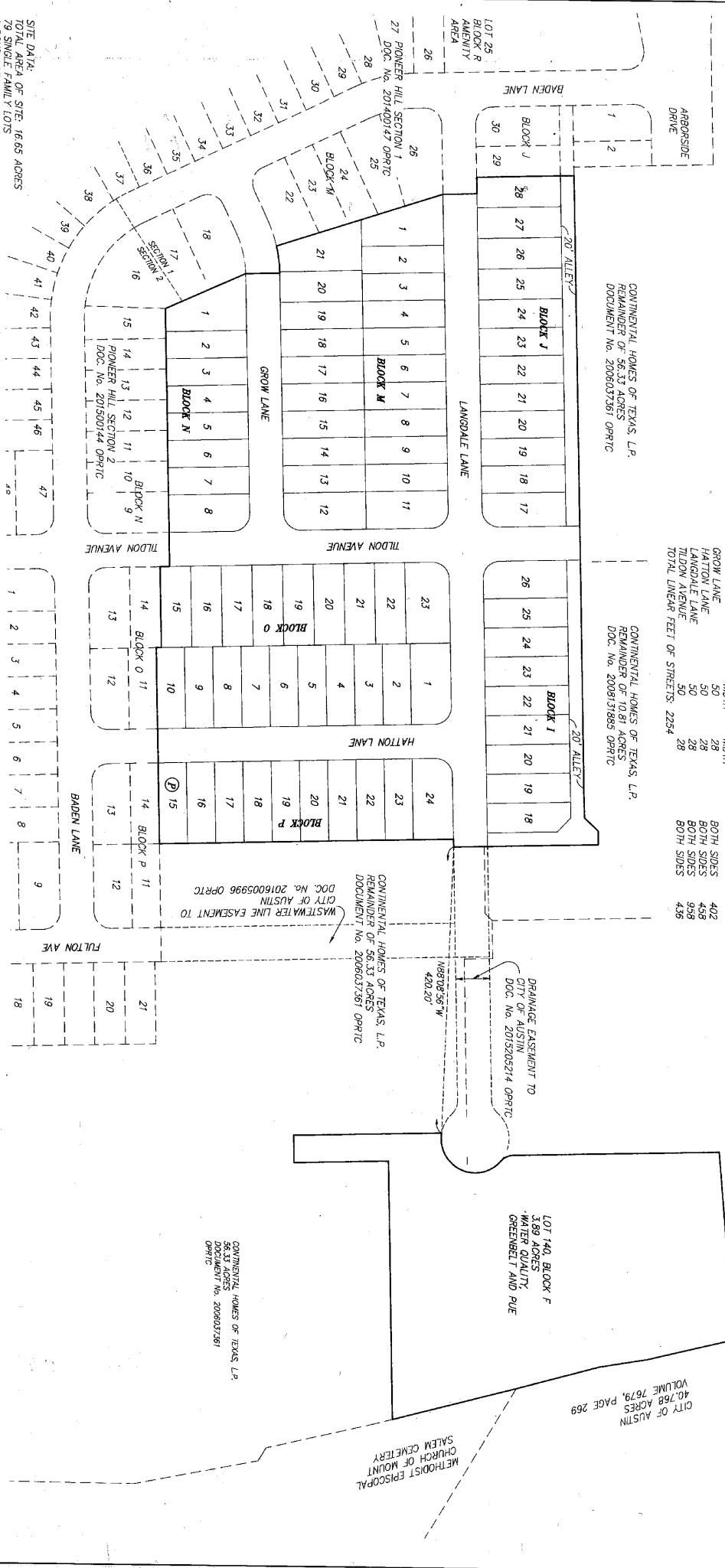


LEGEND:

- = SET 1/2" IRON ROD WITH CAP STAMPED "RU SURVEYING"
- = ROUND IRON ROD
- = SIDEWALK REQUIRED
- = PUBLIC UTILITY EASEMENT
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

STREET DESIGN TABLE

| STREET NAME                   | ROW | WIDTH | PAVING | WIDTH | SIDEWALKS  | LENGTH |
|-------------------------------|-----|-------|--------|-------|------------|--------|
| GROW LANE                     | 50  | 50    | 28     | 28    | BOTH SIDES | 402    |
| HATTON LANE                   | 50  | 50    | 28     | 28    | BOTH SIDES | 458    |
| LANGDALE LANE                 | 50  | 50    | 28     | 28    | BOTH SIDES | 958    |
| TILDON AVENUE                 | 50  | 50    | 28     | 28    | BOTH SIDES | 436    |
| TOTAL LINEAR FEET OF STREETS: |     |       |        |       |            | 2254'  |



CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF 363.33 ACRES  
DOCUMENT NO. 2006037361 OPRTC

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF 10.81 ACRES  
DOC. NO. 2009131885 OPRTC

CONTINENTAL HOMES OF TEXAS, L.P.  
54.47 ACRES  
DOCUMENT NO. 2007778882

CONTINENTAL HOMES OF TEXAS, L.P.  
4.61 ACRES  
DOC. NO. 2008131885

CITY OF AUSTIN  
VOLUME 7679, PAGE 269  
40.768 ACRES

LOT 140, BLOCK F  
3.89 ACRES  
WATER UTILITY  
GREENBELT AND RULE

DRAINAGE EASEMENT TO  
CITY OF AUSTIN  
DOC. NO. 2013205214 OPRTC

WASTEWATER LINE EASEMENT TO  
CITY OF AUSTIN  
DOC. NO. 2016005996 OPRTC

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF 56.33 ACRES  
DOCUMENT NO. 2006037361 OPRTC

CONTINENTAL HOMES OF TEXAS, L.P.  
36.33 ACRES  
DOCUMENT NO. 2006037361 OPRTC

METHODIST EPISCOPAL  
CHURCH OF MOUNT  
SALEM CEMETERY

DATE: AUG. 25, 2015

SCALE: 1" = 100'

PROPERTY OWNERS:

FLOOD ZONE STATEMENT:

SEE SHEET 2 FOR LOT DETAIL

SITE DATA:  
TOTAL AREA OF SITE: 16.65 ACRES  
79 SINGLE FAMILY LOTS  
1 FOND LOT

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RU SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-10015600

D.R. HORTON-TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)  
D.R. HORTON, INC. (A DELAWARE CORPORATION)  
ITS AUTHORIZED AGENT  
RICHARD N. MAIER, VICE PRESIDENT (512) 345-6683  
10700 PECAN PARK BLVD., 4th FLOOR  
AUSTIN, TEXAS 78750

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 PANEL NUMBER 485430460H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

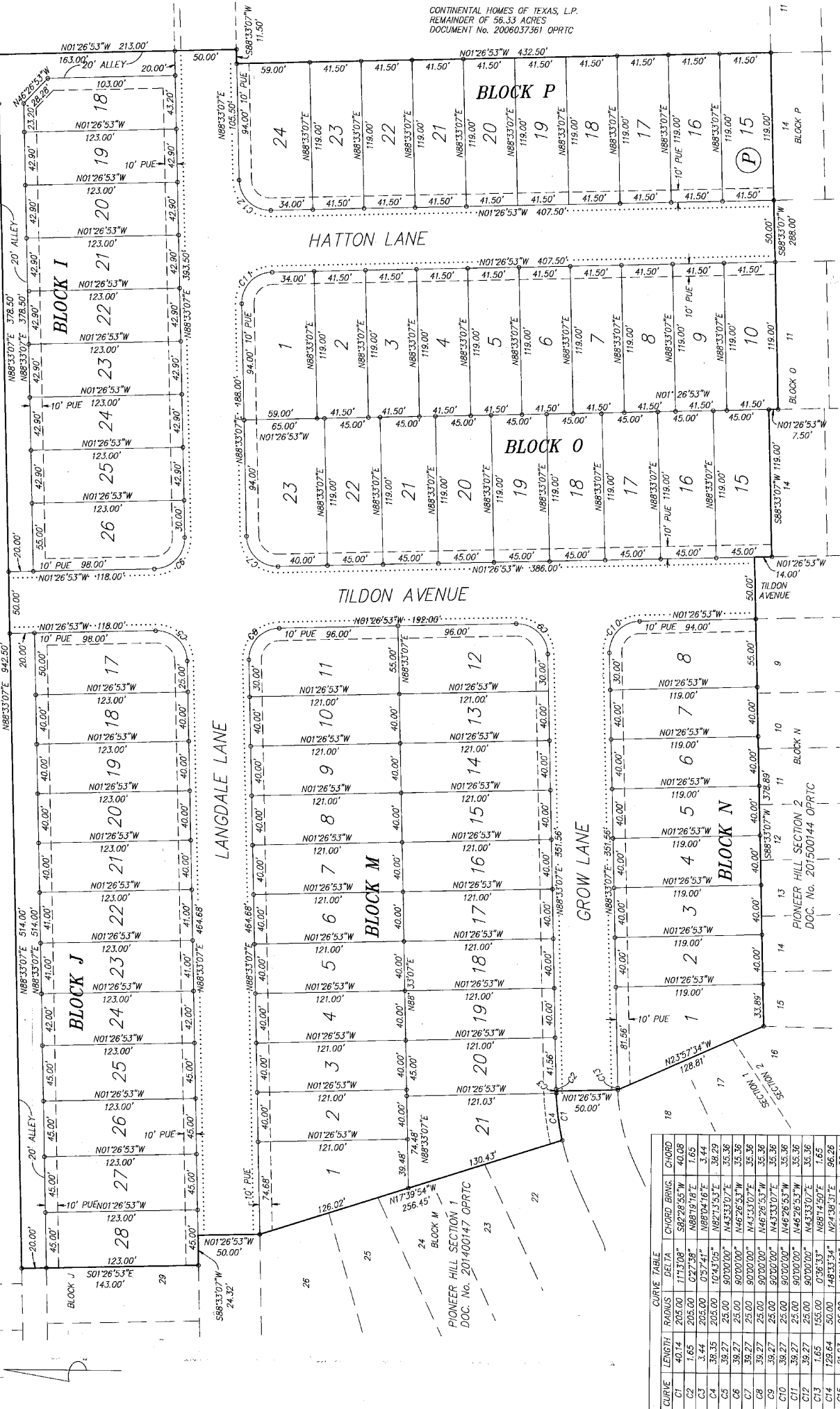
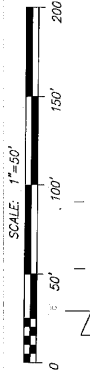
2016.00117

PIONEER HILL SECTION 3

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF 10.81 ACRES  
DOC. No. 200812680 OPRTC

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF 56.33 ACRES  
DOCUMENT No. 200603781

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER OF 56.33 ACRES  
DOCUMENT No. 200603781 OPRTC



| CURVE | LENGTH | RADIUS | DELTA     | CHORD BRG.  | CHORD |
|-------|--------|--------|-----------|-------------|-------|
| C1    | 40.14  | 205.00 | 171.08°   | S82°28'55"W | 40.08 |
| C2    | 1.65   | 205.00 | 0°27'38"  | N89°19'18"E | 1.65  |
| C3    | 3.44   | 205.00 | 0°57'41"  | N89°04'16"E | 3.44  |
| C4    | 36.35  | 205.00 | 10°43'05" | N87°15'37"E | 36.29 |
| C5    | 39.27  | 25.00  | 90°00'00" | N43°33'07"E | 35.36 |
| C6    | 39.27  | 25.00  | 90°00'00" | N46°26'53"W | 35.36 |
| C7    | 39.27  | 25.00  | 90°00'00" | N43°33'07"E | 35.36 |
| C8    | 39.27  | 25.00  | 90°00'00" | N46°26'53"W | 35.36 |
| C9    | 39.27  | 25.00  | 90°00'00" | N43°33'07"E | 35.36 |
| C10   | 39.27  | 25.00  | 90°00'00" | N46°26'53"W | 35.36 |
| C11   | 39.27  | 25.00  | 90°00'00" | N43°33'07"E | 35.36 |
| C12   | 39.27  | 25.00  | 90°00'00" | N46°26'53"W | 35.36 |
| C13   | 1.65   | 155.00 | 0°36'33"  | N88°14'50"E | 1.65  |
| C14   | 129.64 | 50.00  | 48°13'34" | N24°38'31"E | 96.26 |
| C15   | 21.03  | 25.00  | 48°11'23" | N25°32'35"W | 20.41 |
| C16   | 36.28  | 50.00  | 47°34'14" | S88°14'13"W | 35.49 |

DATE: AUG. 25, 2015  
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
 (512) 836-4793 FAX: (512) 836-4817  
**RJ SURVEYING & ASSOCIATES, INC.**  
 2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
 (512) 836-4793 FAX: (512) 836-4817  
 F-0005409



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS,

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER, BY RICHARD N. MAIER, VICE-PRESIDENT, BEING THE OWNER OF THAT CERTAIN 6.265 ACRE TRACT OF LAND OUT OF THE JAMES O. RICE SURVEY NO. 31, AND BEING A PART OF THAT 56.33 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS BY DEED RECORDED IN DOCUMENT NO. 2008037261 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; PART OF THAT 10.81 ACRE TRACT OF LAND AND THAT 4.61 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P.; BY DOCUMENT NO. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND PART OF THAT 54.57 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P.; BY DOCUMENT NO. 2007176882 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDUCE SAID 6.265 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "PIONEER HILL SECTION 3", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 13 DAY OF May, 2015

CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP,  
BY: CHTEX OF TEXAS, INC., A DELAWARE CORPORATION,  
ITS SOLE GENERAL PARTNER,

BY: Richard N. Maier  
RICHARD N. MAIER, VICE-PRESIDENT  
10700 PECAN PARK BLVD., 4th FLOOR  
AUSTIN, TEXAS 78750

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, Stacy M. Laine, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13 DAY OF May, A. D., 2015.

Stacy M. Laine  
NOTARY PUBLIC  
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION AND COMPLY WITH THE SURVEYING RELATED PORTIONS OF TITLE 26 OF THE AUSTIN CITY CODE, 1999.



J. Kenneth Weigand  
J. KENNETH WEIGAND,  
R.P.L.S., NO. 5741  
STATE OF TEXAS

ENGINEER'S CERTIFICATION

I, J. KEITH COLLINS, 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 26 OF THE AUSTIN CITY CODE 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NO PORTION OF THIS SUBDIVISION IS ENCOMPASSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY A 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4845300460H, EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.



J. Keith Collins  
J. KEITH COLLINS  
LICENSED PROFESSIONAL ENGINEER NO. 80579

CITY APPROVAL

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,  
THIS THE 13 DAY OF May, 2015.

Thomas W. Weber  
CHAIRPERSON

Johnnie Williams  
SECRETARY

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 13 DAY OF May, 2015.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13 DAY OF May, 2015.

Rodney Gonzales  
RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 16 DAY OF May, 2015 A.D. AT 2:30 O'CLOCK P. M., AND DAILY RECORDED ON THE 16 DAY OF May, 2015 A.D. AT 2:30 O'CLOCK P. M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20160517, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 16 DAY OF May, 2015 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS



A. Rodriguez  
A. RODRIGUEZ

DATE:

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78750  
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.  
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