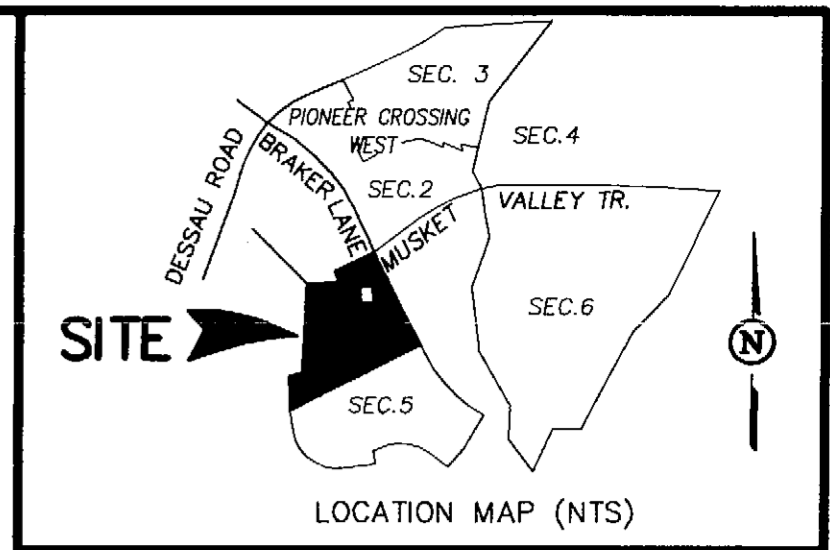


PIONEER COTTAGES

REMAINDER OF 377.148 AC.
PIONEER AUSTIN DEVELOPMENT, LTD.
DOCUMENT No. 2000178089

ACCESS ESMT. TO CITY
OF AUSTIN DOCUMENT
No. 2005022038

PIONEER CROSSING WEST SECTION 2
DOCUMENT No. 200200363
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



B.M. No. 1
SPINDLE SET IN POWER POLE
ELEVATION: 648.05'

BEARING BASIS:
TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL
ZONE NAD 83



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

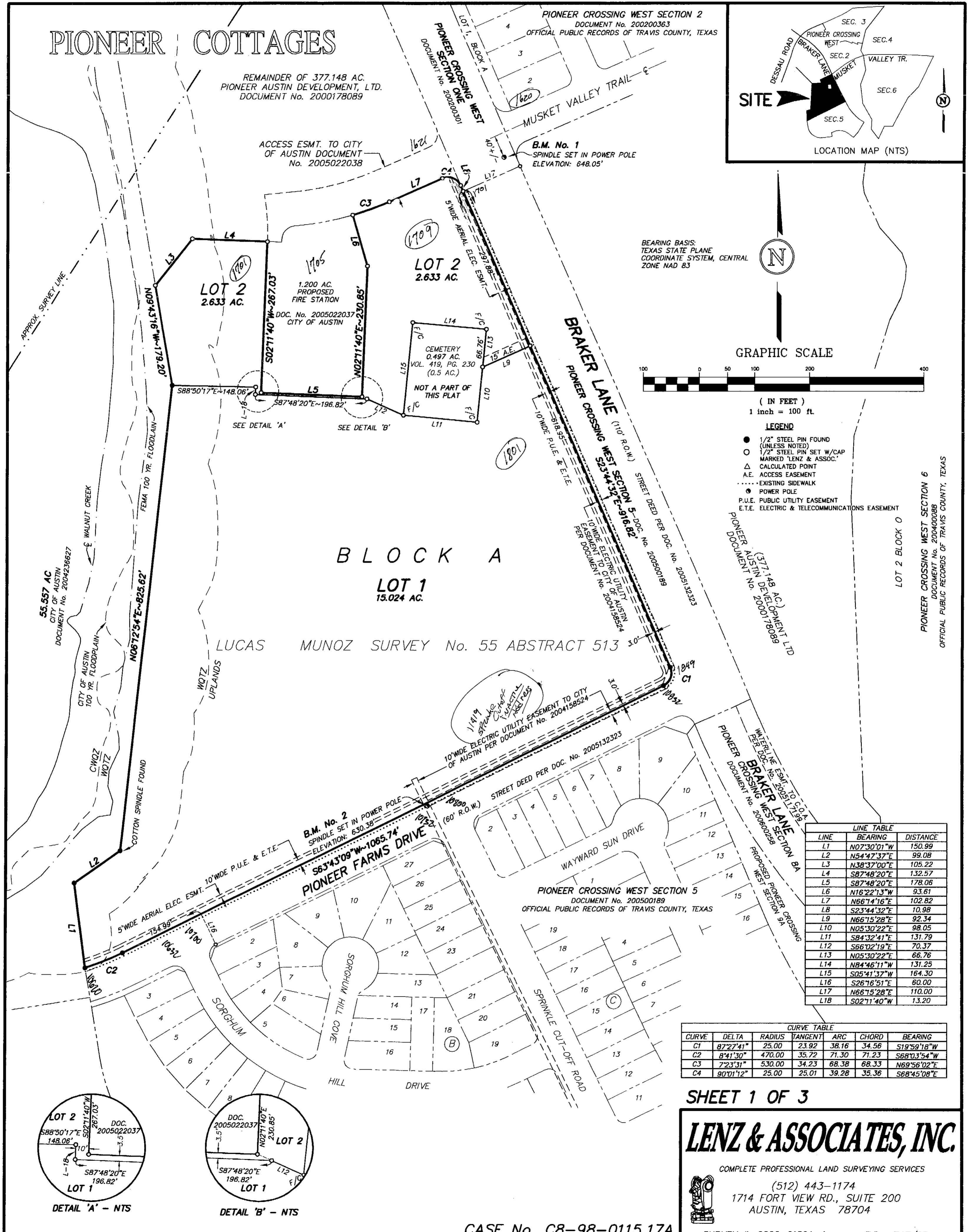
LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- △ CALCULATED POINT
- A.E. ACCESS EASEMENT
- EXISTING SIDEWALK
- POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT

BLOCK A

LOT 1
15.024 AC.

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°30'01"W	150.99
L2	N54°47'37"E	99.08
L3	N38°37'00"E	105.22
L4	S87°48'20"E	132.57
L5	S87°48'20"E	178.06
L6	N16°22'13"W	93.61
L7	N66°14'16"E	102.82
L8	S23°44'32"E	10.98
L9	N66°15'28"E	92.34
L10	N05°30'22"E	98.05
L11	S84°32'41"E	131.79
L12	S66°02'19"E	70.37
L13	N05°30'22"E	66.76
L14	N84°46'11"W	131.25
L15	S05°41'37"W	164.30
L16	S26°16'51"E	60.00
L17	N66°15'28"E	110.00
L18	S02°11'40"W	13.20

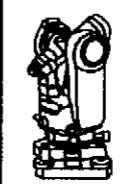
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	87°27'41"	25.00	23.92	38.16	34.56	S19°59'18"W
C2	8°41'30"	470.00	35.72	71.30	71.23	S68°03'54"W
C3	7°23'31"	530.00	34.23	68.38	68.33	N69°56'02"E
C4	90°01'12"	25.00	25.01	39.28	35.36	S68°45'08"E

SHEET 1 OF 3

LENZ & ASSOCIATES, INC.

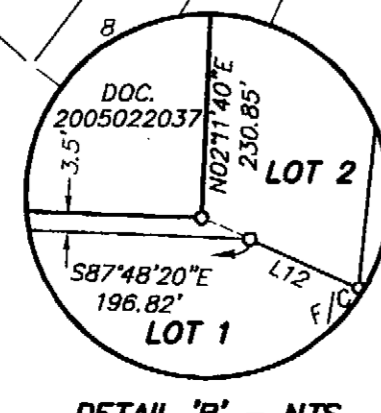
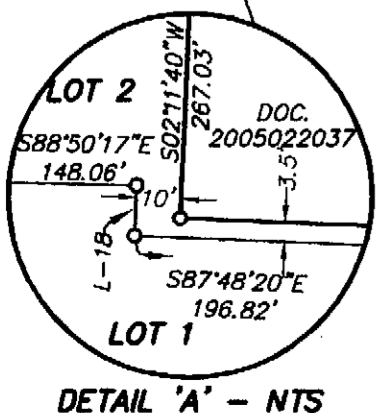
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
1714 FORT VIEW RD., SUITE 200
AUSTIN, TEXAS 78704



55.557 AC
CITY OF AUSTIN
DOCUMENT No. 2004236627

PIONEER CROSSING WEST SECTION 6
DOCUMENT No. 200400088
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



13328

PIONEER COTTAGES

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 17.657 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 COTTAGES" 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.

APPROVED FOR ACCEPTANCE

Dora Perryman
VICTORIA HSU, P.E., DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN, THIS THE 8th DAY OF November, 2007.

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 December, 20 07 A.D. AT 2:40 O'CLOCK P.M. AND DULY RECORDED ON THE 6th DAY OF December, 20 07, A.D., AT 2:40 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. 200700366 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 6th DAY OF December, 20 07 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

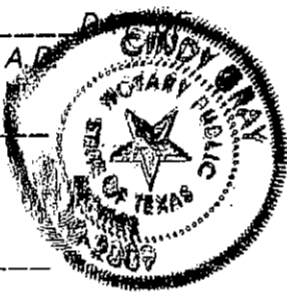
D. Bartholomew
DEPUTY



Ralph Reed
RALPH E. REED, VICE PRESIDENT
PIONEER AUSTIN DEVELOPMENT CORPORATION
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 20th DAY OF June, 20 07, A.D. IN AND FOR Travis County, Texas
Cindy Gray
4.10.09
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 6-1-2007
TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4393
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704



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 30 OF THE AUSTIN CITY LAND DEVELOPMENT CODE, 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 EMERGENCY MANAGEMENT AGENCY PANEL No. 48453C0120 E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS, COMMUNITY # 481026.

Alex G. Clarke 6/12/07
ALEX G. CLARKE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65100
LONGARO & CLARKE, L.P.
7501 NORTH CAPITAL OF TEXAS HIGHWAY
BUILDING A, SUITE 250
AUSTIN, TEXAS 78731



SHEET 2 OF 3

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
1714 FORT VIEW RD., SUITE 200
AUSTIN, TEXAS 78704



SURVEY #: 2006-0159A-1 F.B. 747/28

CASE No. C8-98-0115.17A

13328

PIONEER COTTAGES

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) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT, FOR REVIEW.
- 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 BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS EXISTING AT UNDEVELOPED STATUS.
- 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 _____, 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.
- 17) 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
- 18) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: BRAKER LANE, PIONEER FARMS DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
- 19) THE DEDICATION OF ANY REQUIRED PARKLAND, OR PAYMENT OF FEES IN LIEU OF SUCH DEDICATION FOR THIS TRACT SHALL BE SATISFIED AS REQUIRED BY THE P.U.D. ORDINANCE # 970410-1.
- 20) THE OWNER OR HIS SUCCESSORS/ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RECORD KEEPING FOR ANY WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
- 21) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%.
- 22) IN ACCORDANCE WITH THE PUD ORDINANCE, OWNER OR HIS SUCCESSORS/ASSIGNS WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES. THE CITY OF AUSTIN WILL, BY MUTUAL AGREEMENT, CONTRIBUTE TO THE MASTER ASSOCIATION AN ANNUAL OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
- 23) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 24) 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.
- 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) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS, PER LDC 25-4-132(b)
- 28) THIS FINAL PLAT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES PER T.C.E.Q. AND C.O.A. MAPS.
- 29) ALL OVERHEAD UTILITY CONSTRUCTION IN THE ELECTRICAL/TELEPHONE EASEMENTS, DEDICATED HEREIN, WILL BE SIMILAR IN CONSTRUCTION AND APPEARANCE TO EXISTING INFRASTRUCTURE.

SHEET 3 OF 3

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
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CASE No. C8-98-0115.17A

SURVEY #: 2006-0159A-1

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