

**Travis County Commissioners Court Agenda Request**

Meeting Date: December 20, 2011

Prepared By: Don Perryman **Phone #:** 974-2786

Division Director/Manager: Anna Bowlin, Division Director, Development Services

Department Head: Steven M. Mahilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, January 17, 2012 to receive comments regarding a plat for recording: Steiner Ranch Phase 2, Section 10, Resubdivision of Lot 1, Block C (Resubdivision final plat - 14 total lots (10 commercial lots, 2 open space lots, and 2 private joint use access lots) - 60.93 acres - Quinlan Park Road) in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

The applicant is requesting to resubdivide an existing lot in Steiner Ranch Phase 2 Section 10 from one lot to 14 lots for commercial, open space, and private joint access uses. Water and wastewater service to be provided by Water Control Improvement District #17.

STAFF RECOMMENDATIONS:

The City of Austin Zoning and Platting Commission approved the requested resubdivision at their November 15, 2011 meeting without discussion. As the application meets all Title 30 requirements, the Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

No one spoke at the public hearing conducted by the City of Austin Zoning and Platting Commission. In addition, staff has not been contacted by any individuals or groups who oppose this resubdivision request.

As part of the requirements for a plat resubdivision, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map

Location map
Original final plat
Proposed final plat

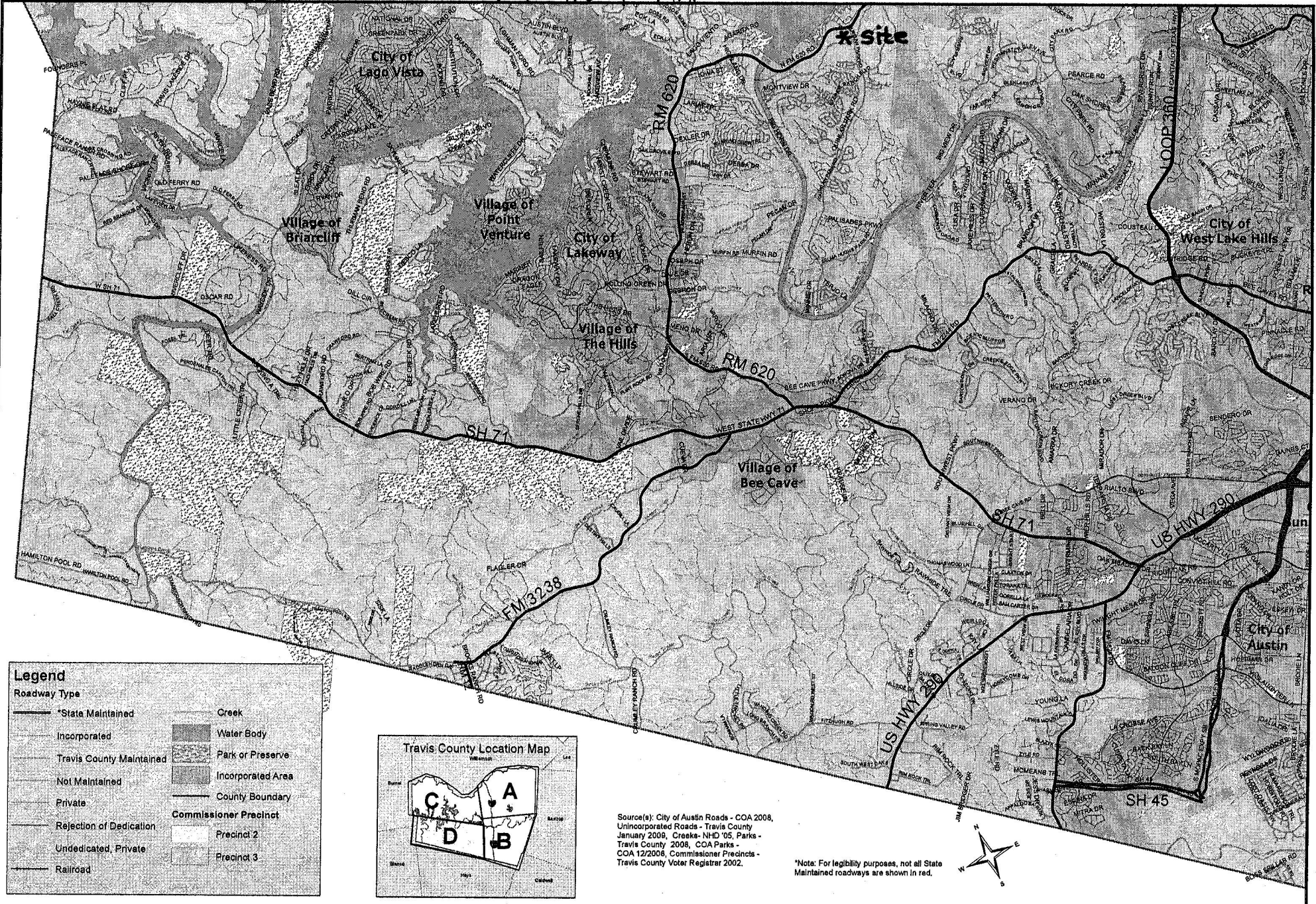
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:dp
1101 - Development Services -

PRECINCT MAP



Legend

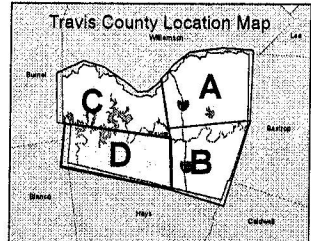
Roadway Type

- *State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad

- Creek
- Water Body
- Park or Preserve
- Incorporated Area
- County Boundary

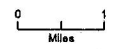
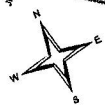
Commissioner Precinct

- Precinct 2
- Precinct 3



Source(s): City of Austin Roads - COA 2008,
 Unincorporated Roads - Travis County
 January 2009, Creeks - NHD '05, Parks -
 Travis County 2008, COA Parks
 COA 12/2008, Commissioner Precincts -
 Travis County Voter Registrar 2002.

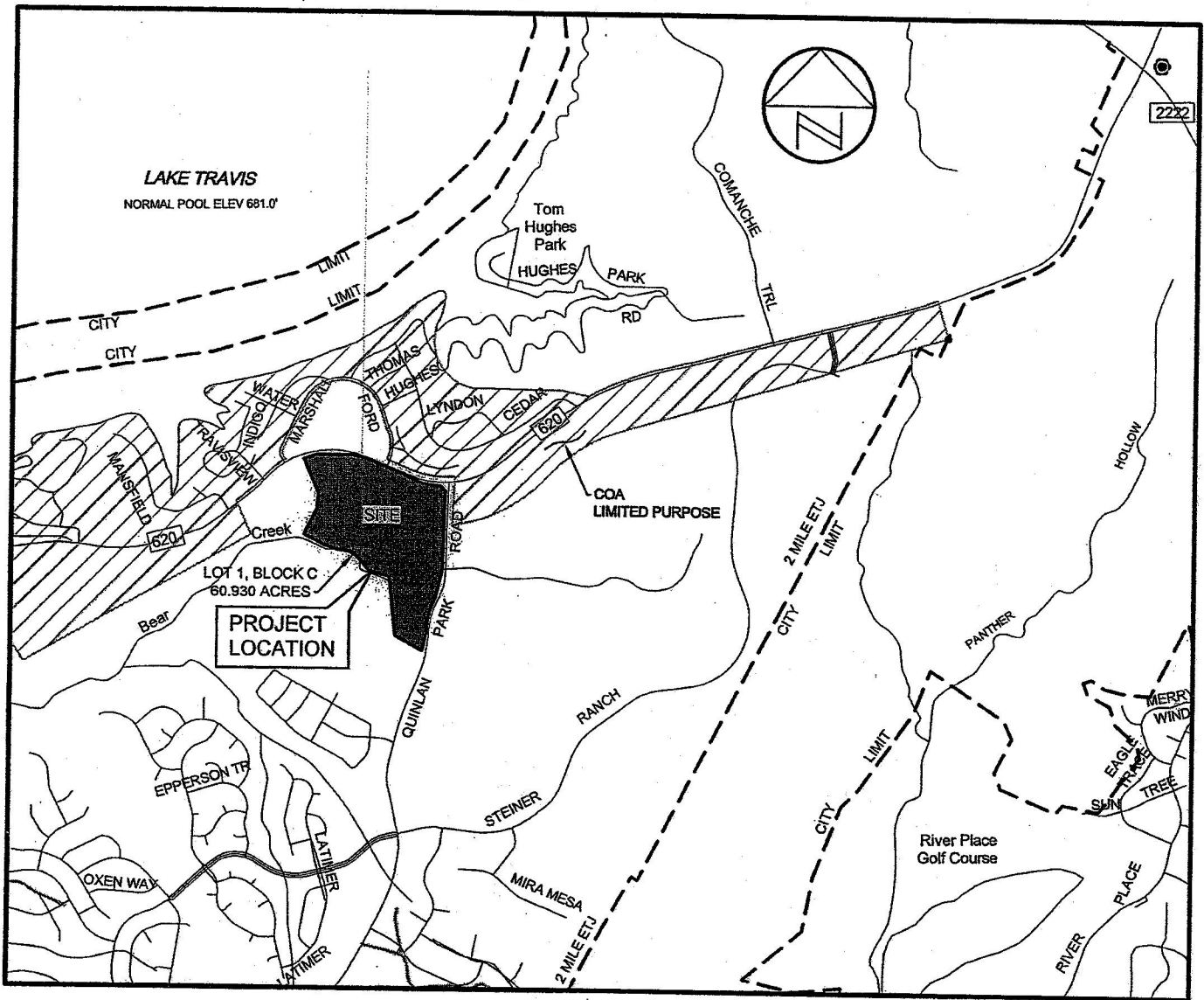
*Note: For legibility purposes, not all State
 Maintained roadways are shown in red.



Map Disclaimer: This map was created for the Travis
 County Sign Crew for identifying Travis County's
 maintained roadways. The data is provided "as is"
 with no warranties of any kind. For questions, contact
 the Travis County GIS Coordinator at (512) 854-9383.

Travis County Roadways, Map D

Map Prepared by: Travis County,
 Dept. of Transportation & Natural
 Resources. Date: 1/7/2009
<http://www.co.travis.tx.us/maps>

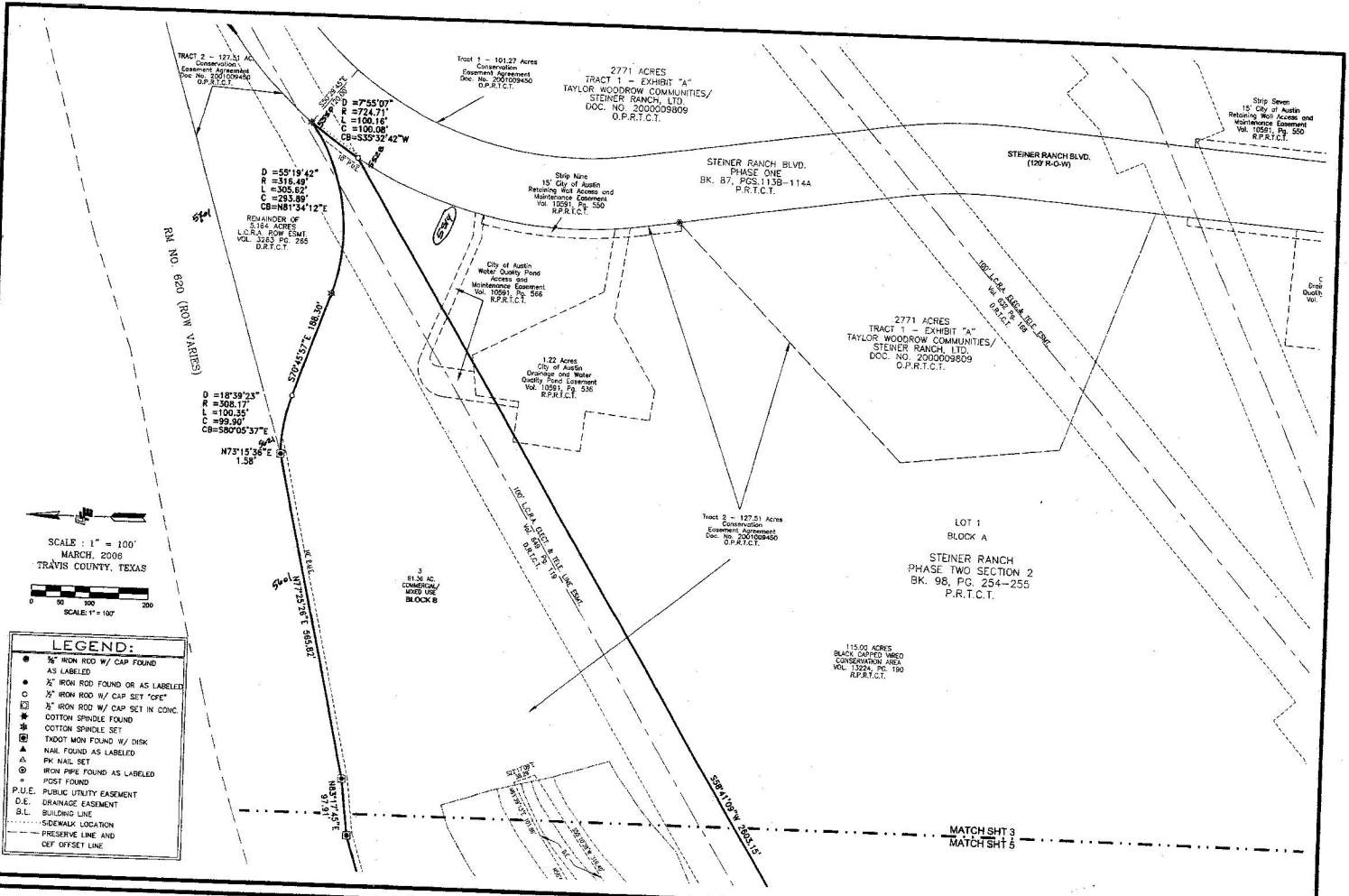


LOCATION MAP
 (N.T.S.)
 GRID NO. B-32
 MAPSCO PAGE 491L, M

SCANNED

Original Plat

200600336



- LEGEND:**
- 1/2" IRON ROD W/ CAP FOUND AS LABELED
 - 1/2" IRON ROD FOUND OR AS LABELED
 - 1/2" IRON ROD W/ CAP SET "C/F"
 - 1/2" IRON ROD W/ CAP SET IN CONC.
 - ⊛ COTTON SPINDLE FOUND
 - ⊛ COTTON SPINDLE SET
 - ⊛ TxDOT MON FOUND W/ DISK
 - ▲ NAIL FOUND AS LABELED
 - ▲ PK NAIL SET
 - ⊙ IRON PIPE FOUND AS LABELED
 - POST FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - SIDEWALK LOCATION
 - PRESERVE LINE AND DEF OFFSET LINE

PHOTOGRAPHIC METERS

CFE
C FAULKNER
ENGINEERING

400 Bowie Street, Suite 250
 Austin, Texas 78703
 P: 512.495.9470
 F: 512.495.9473

P.O. Box 1526
 Austin, Texas 78767-1526
 www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MARCH, 2006
SURVEYOR:	PAUL C. SAUME, JR., RPLS No.2518
TECHNICAL:	SLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWINGS:	\\Fs1\Steiner\Comm-Project\Steiner\CADD \Final Plat\Ph2Sec10\Ph2Sec10-FP.dwg

TAYLOR WOODROW
COMMUNITIES/
STEINER RANCH, LTD.
 3405 GRIMES RANCH RD.
 AUSTIN, TX 78732
 PH: 512-266-3865
 FX: 512-266-9342

STEINER RANCH PHASE TWO SECTION 10

CFE PLAT
 Ph2Sec10-FP.dwg
3
 OF 12

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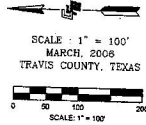
200600336

2771 ACRES
TRACT 1 - EXHIBIT "A"
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.
DOC. NO. 200009809
O.P.R.T.C.T.

CITY OF AUSTIN
VOL. 11840, PG. 1718
R.P.R.T.C.T.

LOT 1
BLOCK A
STEINER RANCH
PHASE TWO SECTION 2
BK. 98, PG. 254-255
P.R.T.C.T.

2771 ACRES
TRACT 1 - EXHIBIT "A"
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.
DOC. NO. 200009809
O.P.R.T.C.T.



LEGEND:

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- 3/4" IRON ROD FOUND OR AS LABELED
- 1" IRON ROD W/ CAP SET "C/E"
- 1/2" IRON ROD W/ CAP SET IN CONC.
- ★ COTTON SPINDLE FOUND
- ⊗ COTTON SPINDLE SET
- ⊗ TACOIT MARK FOUND W/ DISK
- ▲ NAIL FOUND AS LABELED
- ▲ PK. NAIL SET
- ⊗ IRON PIPE FOUND AS LABELED
- POST FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- SIDEWALK LOCATION
- PRESERVE LINE AND C/F OFFSET LINE

D. & W. R.R. CO. SURVEY NO. 73
HATTIE E. HANCOCK SURVEY NO. 72

STEINER RANCH BLVD.
PHASE ONE
BK. 87, PG. 1136-1144

D = 82°13'33"
R = 815.00'
L = 1174.36'
C = 1075.33'
CB = 541'18" 27' W

TRACT 2 - 127.51 AC.
Conservation Easement Agreement
Doc. No. 202700450
O.P.R.T.C.T.

0.98 Acres
City of Austin
Drainage and Water
Quality Fund Easement
Vol. 10291, Pg. 541
R.P.R.T.C.T.

4
11.08 AC.
COMMERCIAL
LOT USE
BLOCK B

Site Six
15' City of Austin
Retaining Wall Access and
Maintenance Easement
Vol. 10291, Pg. 550
R.P.R.T.C.T.

Strip Five
15' City of Austin
Retaining Wall Access and
Maintenance Easement
Vol. 10291, Pg. 550
R.P.R.T.C.T.


STEINER RANCH
PHASE TWO, SECTION ONE
BK. 88, PG. 40
P.R.T.C.T.

BLACK CAPPED WIRE
CONSERVATION AREA
VOL. 13224, PG. 190
R.P.R.T.C.T.

D = 28°54'09"
R = 810.00'
L = 408.60'
C = 484.28'
CB = 567'00" 09' W

MATCH SHT 4
MATCH SHT 6

HATTIE E. HANCOCK SURVEY NO. 72



400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.486.9470
F: 512.486.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaulionerengineering.com

TRAVIS COUNTY, TEXAS

DATE:	MARCH, 2006
SURVEYOR:	PAUL C. SALVE, JR., RPLS. No. 2516
TECHNICIAN:	RJM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWING:	J:\The\Steiner Comm - Plat\Survey\2006\Final Plat\Ph2Sec10\Ph2Sec10-FP.dwg

TAYLOR WOODROW
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AUSTIN, TX 78732
PH: 512-266-3865
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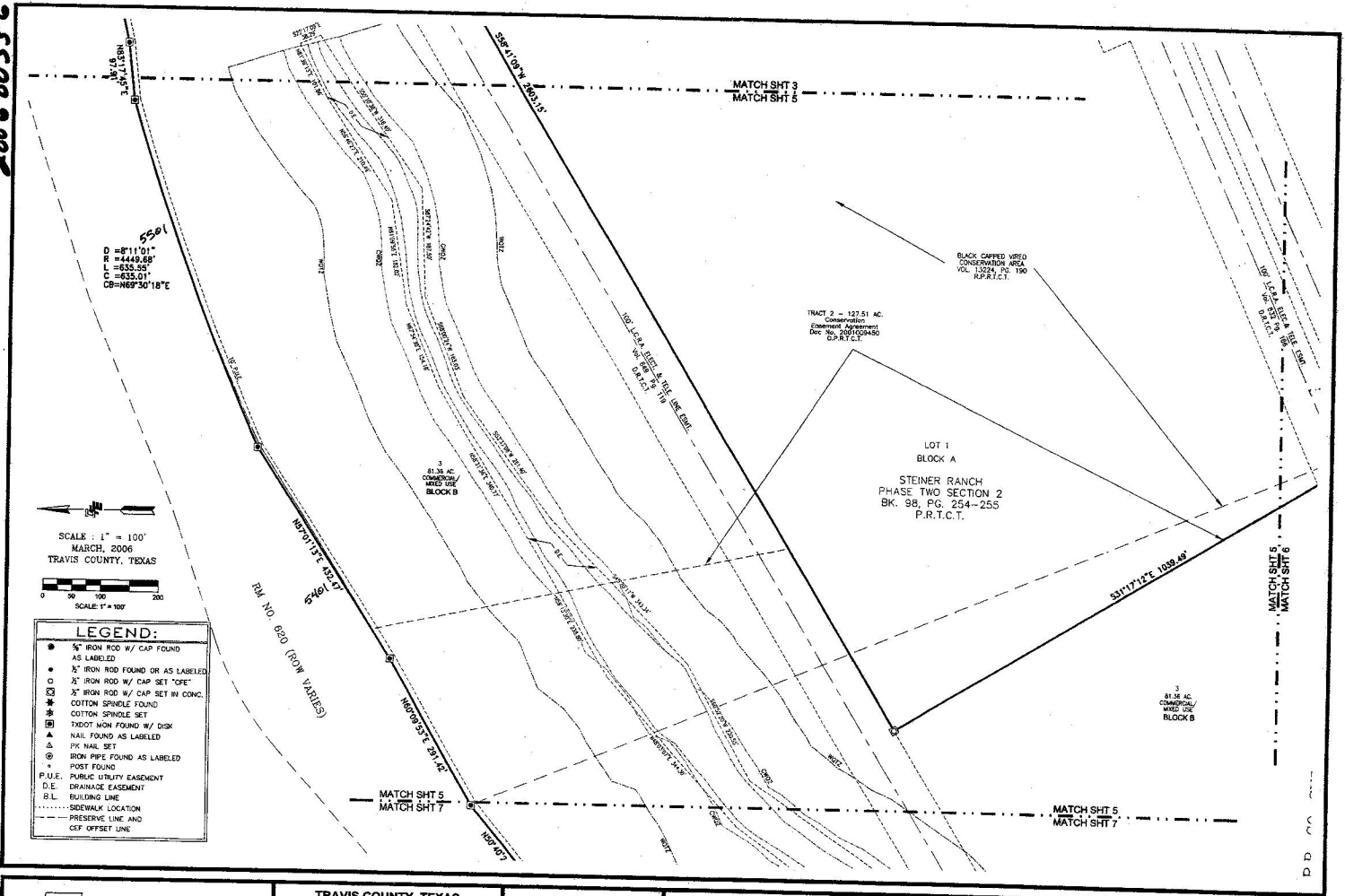
STEINER RANCH PHASE TWO SECTION 10

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OF 12

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101010

200600336



PHOTOGRAPHIC INTERPRETATION



400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MARCH, 2006
SURVEYOR:	PAUL C. SALVE, JR., RPLS No. 2518
TECHNICIAN:	R.M.
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
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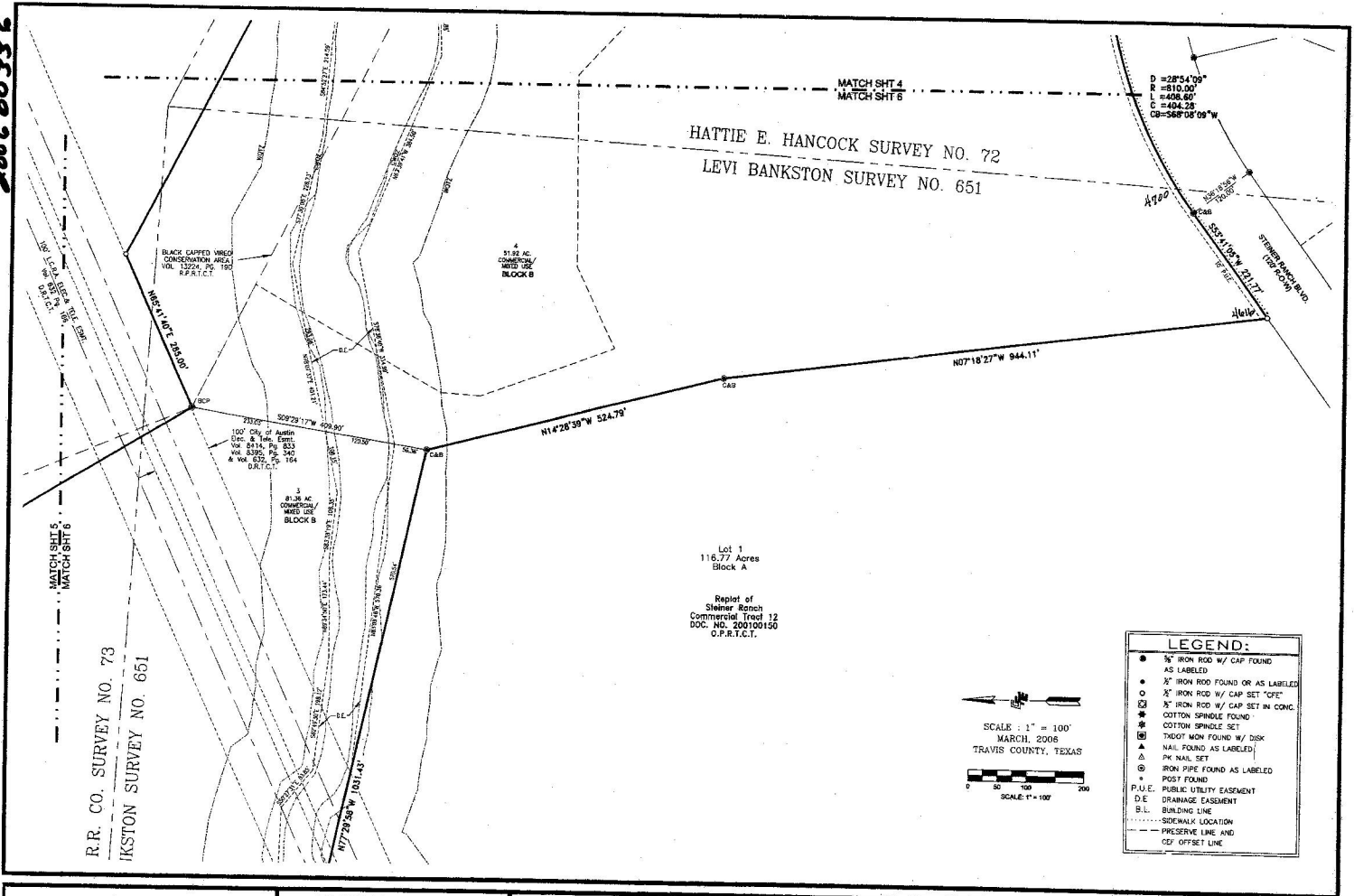
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732
PH: 512-266-3685
FX: 512-266-9342

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CFE PLAT
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OF 12

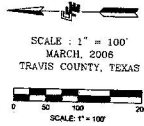
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LEGEND:

- 1/2" IRON ROD W/ CAP FOUND AS LABELED
- X" IRON ROD FOUND OR AS LABELED
- X" IRON ROD W/ CAP SET "CFE"
- ⊗ X" IRON ROD W/ CAP SET IN CONC.
- ★ COTTON SPINDLE FOUND
- ⊛ COTTON SPINDLE SET
- ⊠ TAGD MON FOUND W/ DISK
- ▲ NAIL FOUND AS LABELED
- △ PK NAIL SET
- ⊙ IRON PIPE FOUND AS LABELED
- POST FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
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CFE
 400 Bowie Street, Suite 250
 Austin, Texas 78703
 P: 512.495.9470
 F: 512.495.9473
 P.O. Box 1528
 Austin, Texas 78767-1528
 www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

DATE:	MARCH, 2008
SURVEYOR:	PAUL C. SALVE, JR., RPLS No.2518
TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
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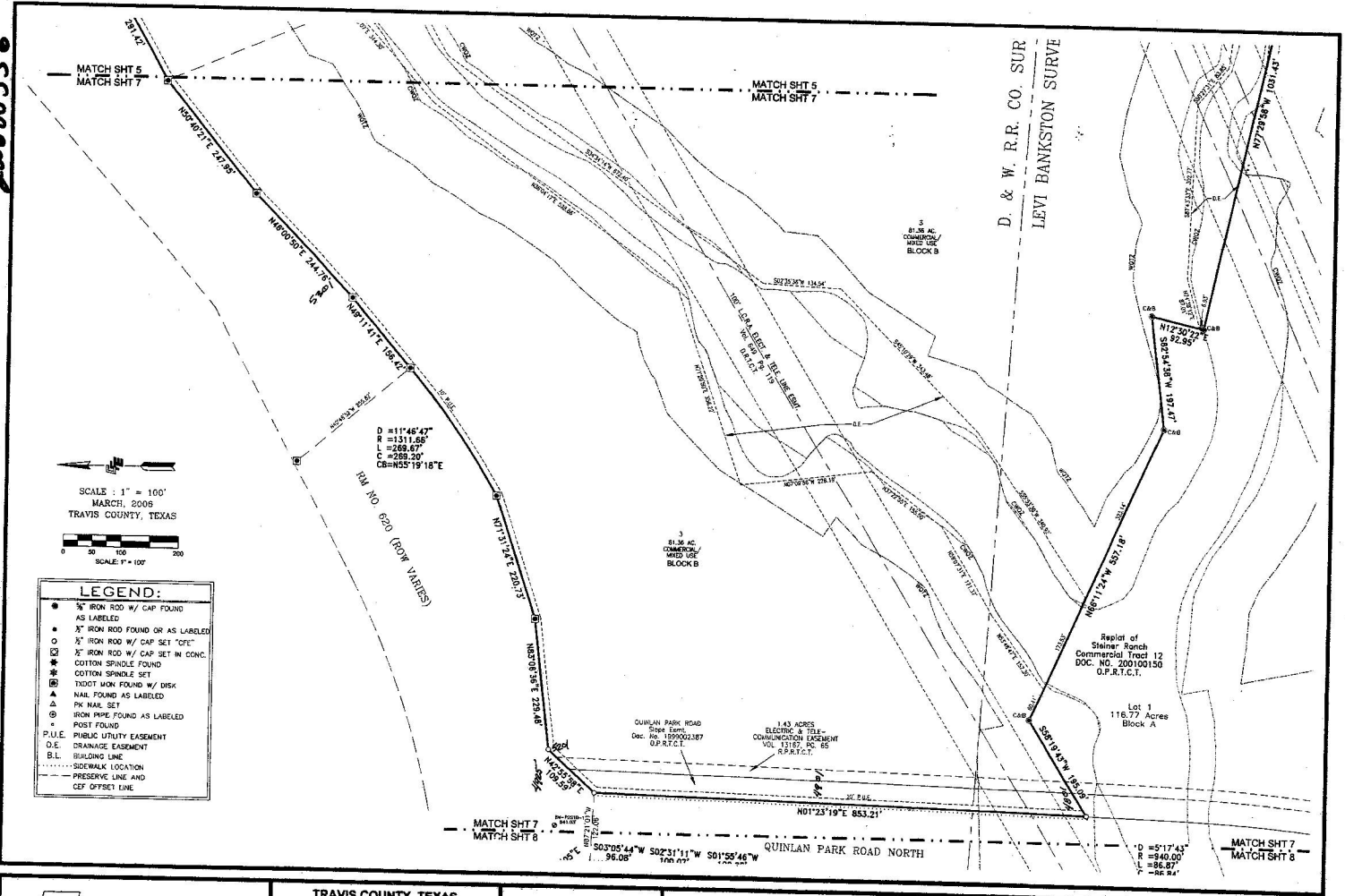
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**STEINER RANCH
 PHASE TWO
 SECTION 10**

CFE PLAT
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 OF 12

12969

200600336



SCALE: 1" = 100'
 MARCH, 2006
 TRAVIS COUNTY, TEXAS
 SCALE 1" = 100'

LEGEND:

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- P.S. PRESERVE LINE AND
- C.F. OFFSET LINE

CFE
 C FAULKNER
 ENGINEERING
 400 Bowie Street, Suite 250
 Austin, Texas 78703
 P: 512.495.9470
 F: 512.495.9473
 P.O. Box 1528
 Austin, Texas 78767-1528
 www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

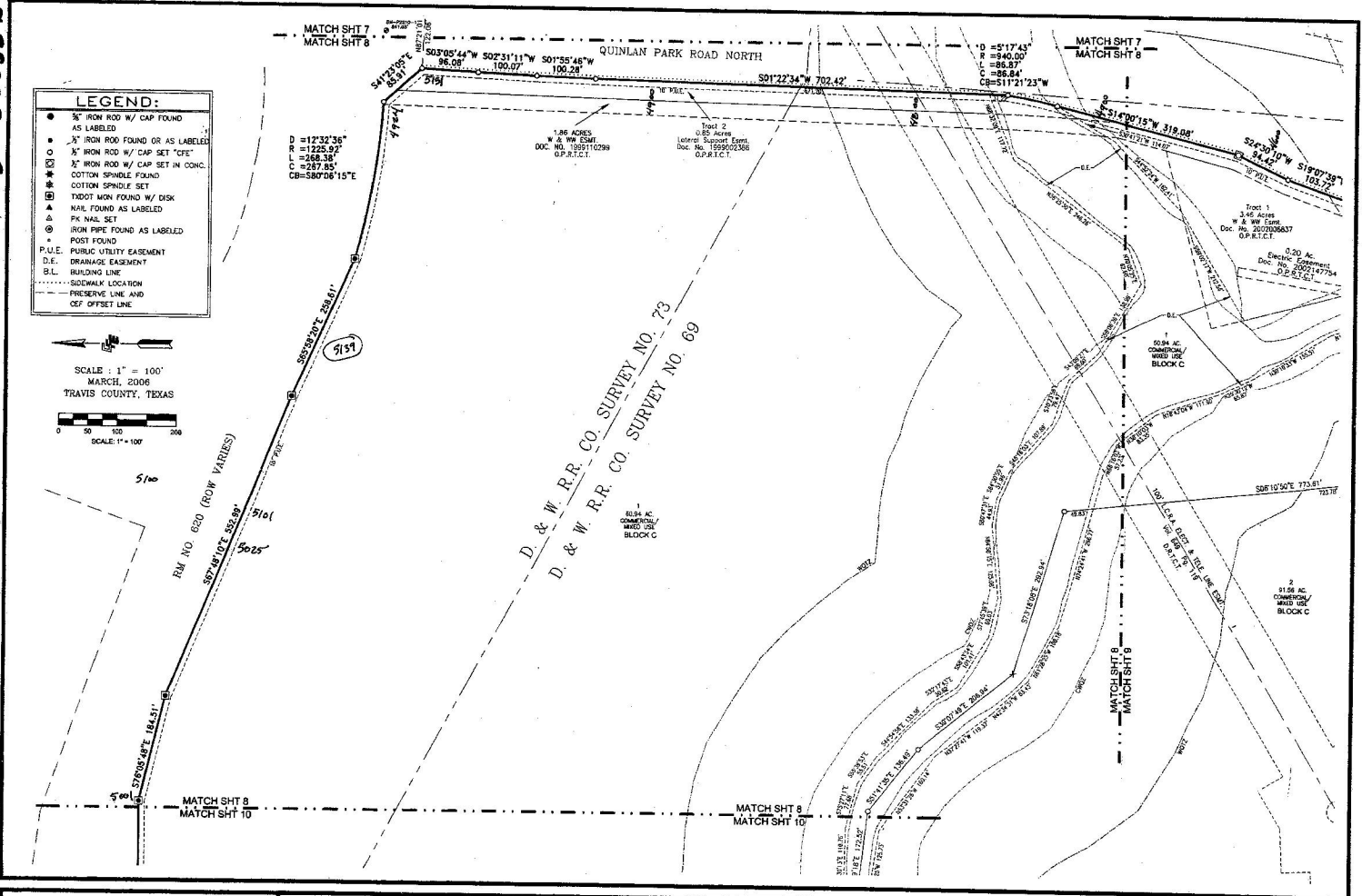
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SURVEYOR:	PAUL C. SALVE, JR., RPLS No. 2518
TECHNICIAN:	RLM
FIELDBOOK:	72
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DESCRIPTION:	N/A
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 STEINER RANCH, LTD.
 3405 GRIMES RANCH RD.
 AUSTIN, TX 78732
 PH: 512-268-3865
 FX: 512-266-8342

**STEINER RANCH
 PHASE TWO
 SECTION 10**

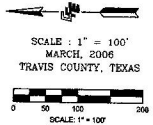
CFE PLAT
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7
 OF 12

2006 00336



LEGEND:

- 3/4" IRON ROD W/ CAP FOUND AS LABELED
- 3/4" IRON ROD FOUND OR AS LABELED
- 1/2" IRON ROD W/ CAP SET "CFE"
- 1/2" IRON ROD W/ CAP SET IN CONC.
- ★ COTTON SPINDLE FOUND
- ☆ COTTON SPINDLE SET
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- ▲ NAIL FOUND AS LABELED
- ▲ PK NAIL SET
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- ⊙ POST FOUND
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- - - FRICTION LINE AND OFF SET LINE



CFE
 C. FAULKNER
 ENGINEERING

400 Bowie Street, Suite 250
 Austin, Texas 78703
 P: 512.495.8470
 F: 512.495.8473

P.O. Box 1528
 Austin, Texas 78767-1528
 www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

DATE:	MARCH, 2006
SURVEYOR:	PAUL G. SALVE, JR., RPLS No. 2518
TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
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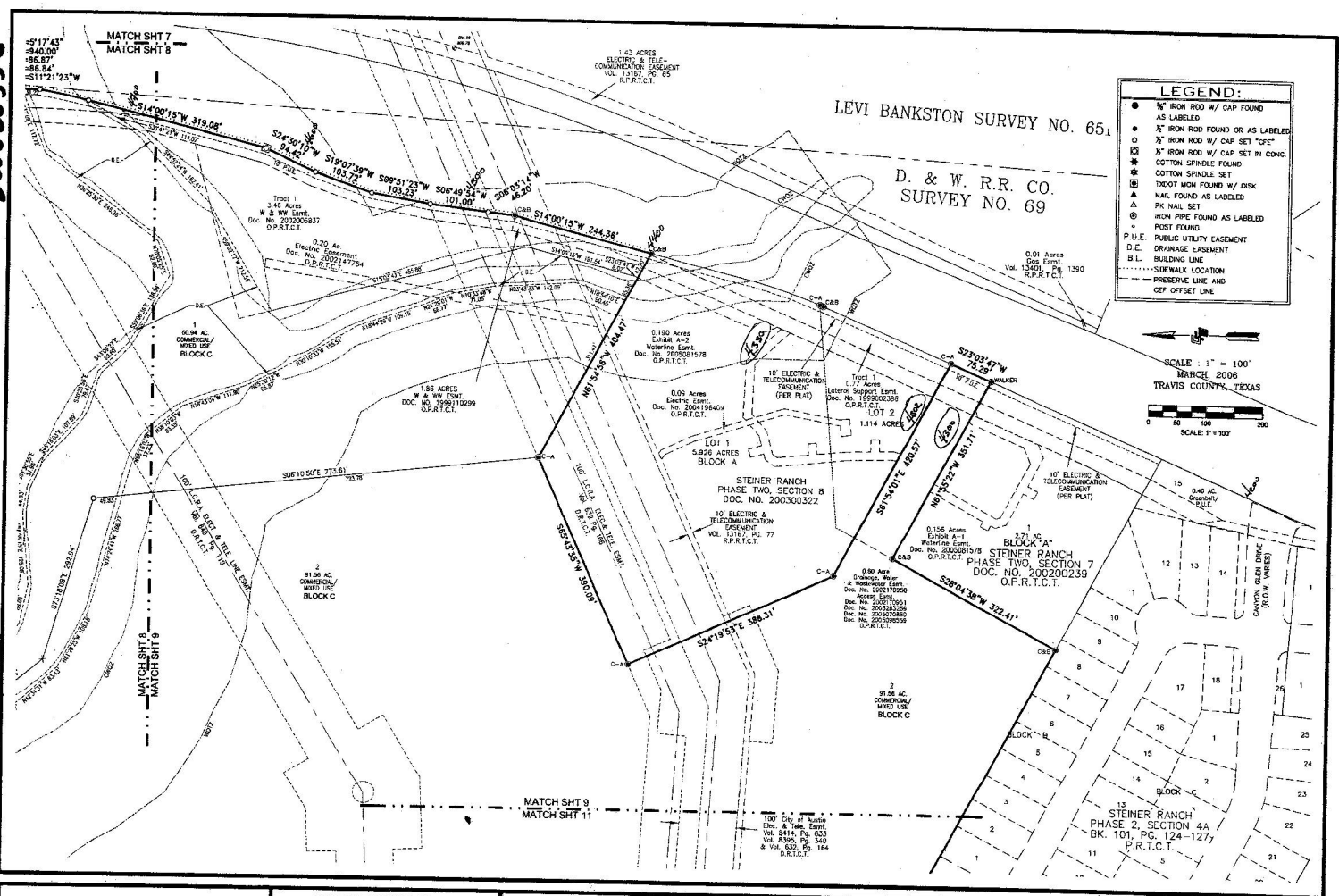
3405 GRIMES RANCH RD.
 AUSTIN, TX 78732
 PH: 512-266-3865
 FX: 512-266-9342

**STEINER RANCH
 PHASE TWO
 SECTION 10**

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8
OF 12

12969

200600336



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 Austin, Texas 78703
 P: 512.485.9470
 F: 512.485.9473
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 www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MARCH, 2006
SURVEYOR:	PAUL C. SAUVE, JR., RPLS No 2518
TECHNICIAN:	RLM
FIELDBOOK:	P2
JOB NUMBER:	2023.012.02
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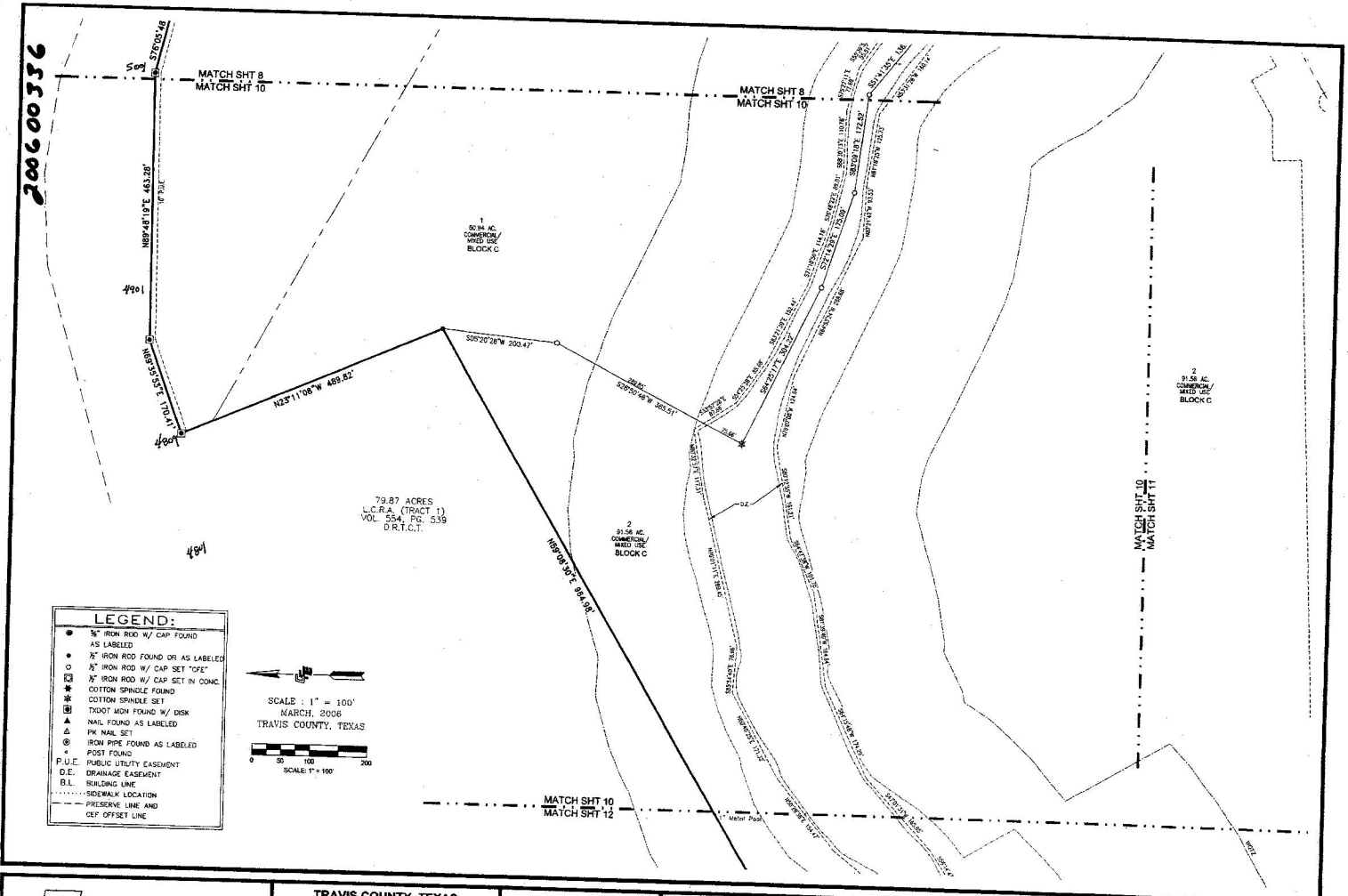
TAYLOR WOODROW
 COMMUNITIES/
 STEINER RANCH, LTD.
 3405 GRIMES RANCH RD.
 AUSTIN, TX 78732
 PH: 512-266-3065
 FX: 512-266-9342

STEINER RANCH PHASE TWO SECTION 10

CFE PLAT
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 OF 12

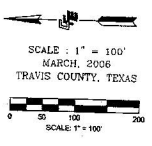
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200600336



LEGEND:

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- 1/2" IRON ROD W/ CAP SET "OFF"
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- SIDEWALK LOCATION
- - - - PRESERVE LINE AND CEF OFFSET LINE



PHOTOGRAPHIC METER

CFE
 C. FAULKNER
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DESCRIPTION:	N/A
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**TAYLOR WOODROW
 COMMUNITIES/
 STEINER RANCH, LTD.**

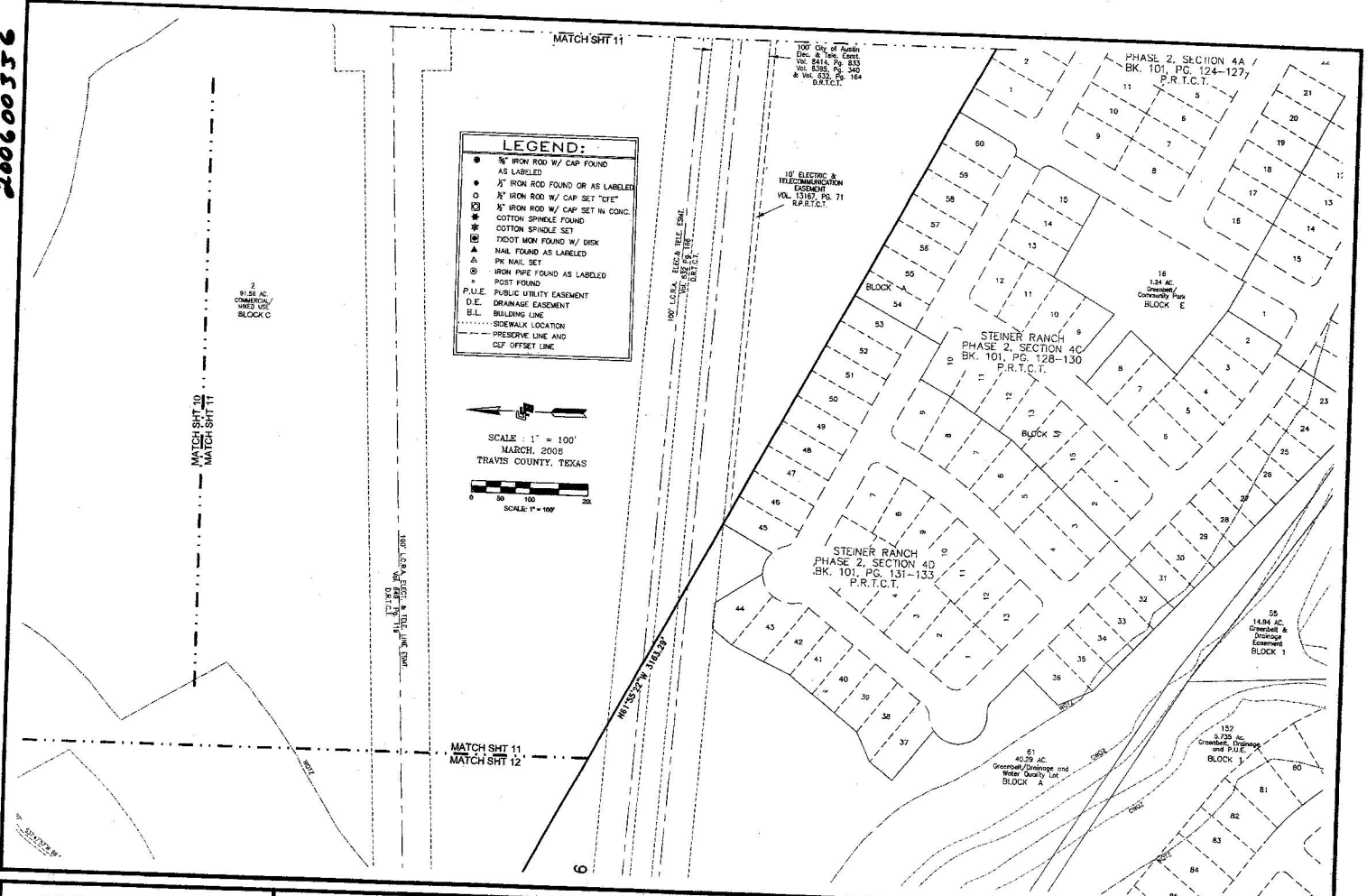
3405 GRIMES RANCH RD.
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**STEINER RANCH
 PHASE TWO
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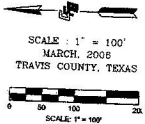
10
 OF 12

200600336



LEGEND:

- 3/8" IRON ROD W/ CAP FOUND AS LABELED
- 1/2" IRON ROD FOUND OR AS LABELED
- 1/2" IRON ROD W/ CAP SET "CIE"
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- ✱ COTTON SPINDLE FOUND
- ✱ COTTON SPINDLE SET
- ⊕ TROTT MON FOUND W/ DISK
- ▲ NAIL FOUND AS LABELED
- ▲ PK NAIL SET
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TRAVIS COUNTY, TEXAS

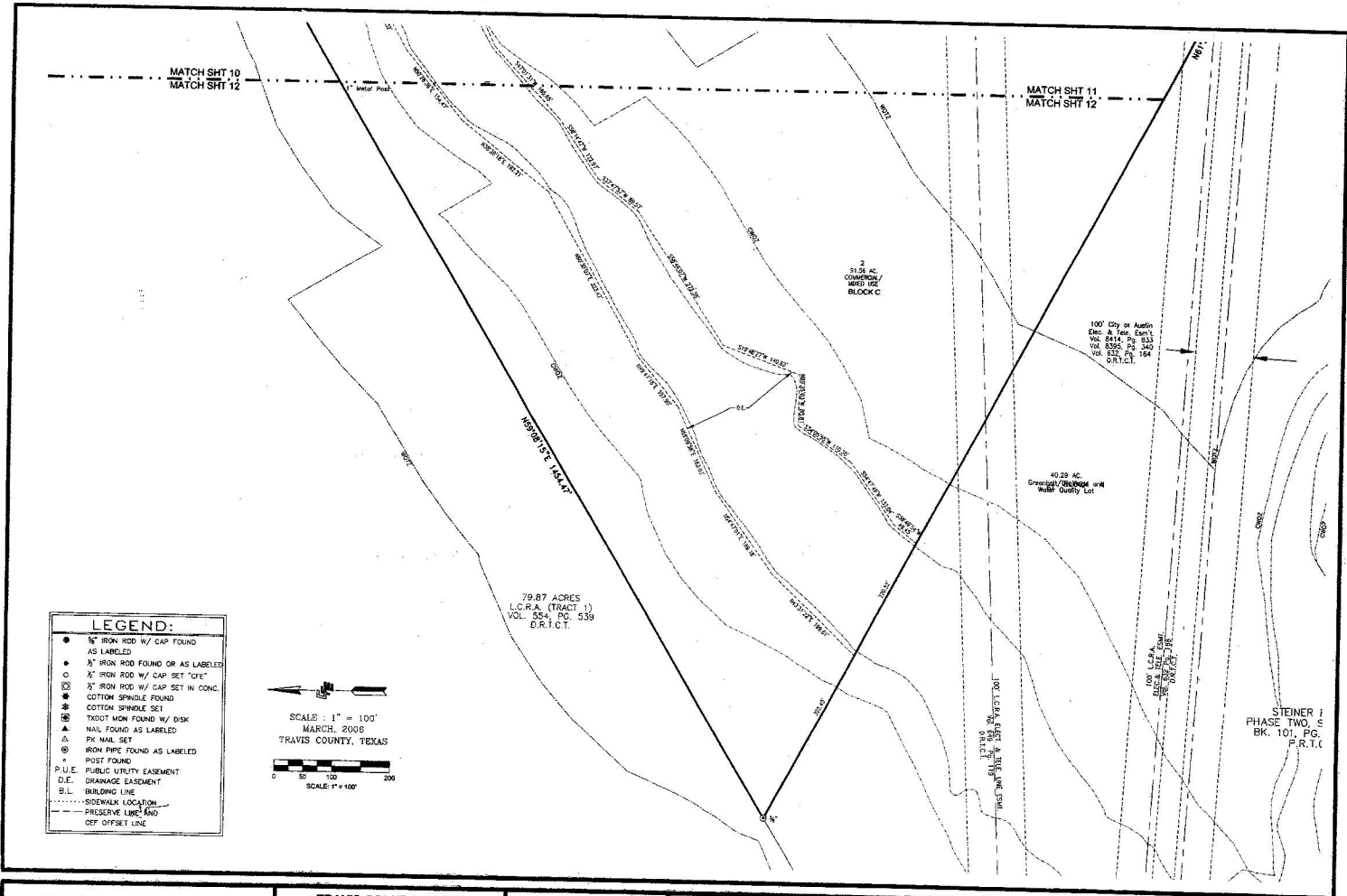
DATE:	MARCH, 2008
SURVEYOR:	PAUL C. SALVE, JR., RPLS No.2518
TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWING:	(\\TWC\Steiner\Comm-Plat\Survey\CAD) \\TWC\Plat\Ph2Sec10\Ph2Sec10-FP.dwg

TAYLOR WOODROW COMMUNITIES/ STEINER RANCH, LTD.
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PH: 512-266-3865
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**STEINER RANCH
PHASE TWO
SECTION 10**

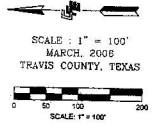
CFE PLAT
Ph2Sec10-FP.dwg
11
OF 12

PHOTODUPLICATION



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- SIDEWALK LOCATION
- PRESERVE LINE AND
- OFFSET LINE



PHOTOGRAPHIC MYLAR

400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.485.9470
F: 512.485.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaluknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MARCH, 2006
SURVEYOR:	PALL C. SAUVE, JR., RPLS. No. 2518
TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	11/A
DRAWING:	\\F:\Net\Steiner\Comm-Plans\Survey\2006\Final Plot\Ph2Sec10\Ph2Sec10-FP.dwg

TAYLOR WOODROW COMMUNITIES/ STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732
PH: 512-266-3855
FX: 512-266-9342

**STEINER RANCH
PHASE TWO
SECTION 10**

CFE PLAT
Ph2Sec10-FP.dwg
12
OF 12

12969

Original Subdivision

2006.00.336

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS
THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWO/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PLASEK, VICE PRESIDENT, BEING THE OWNER OF 282.78 ACRES OF LAND, LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2771 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 20000989 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 162.892 ACRE TRACT OF LAND, DESCRIBED IN TRACT 4, EXHIBIT 'A' IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 20000989 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 282.78 ACRES OF LAND, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"STEINER RANCH PHASE TWO, SECTION 10"

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.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2th DAY OF September, 2006, A.D.

TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY: TWO/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: JAMES PLASEK, VICE PRESIDENT
TWO/STEINER RANCH, L.L.C.
3405 GRIMES RANCH ROAD
AUSTIN, TEXAS 78732
FAX: (512)265-9342

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2th DAY OF September, 2006, A.D.

BY JAMES PLASEK, VICE PRESIDENT OF TWO/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 2th DAY OF September, 2006, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, PAUL C. SALVE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS THE 2th DAY OF Sep, 2006, A.D.



PAUL C. SALVE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2582 - STATE OF TEXAS
C FALKNER ENGINEERING, L.P.
400 BOWIE STREET, STE. 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAPS NO. 48463C-0240-E & NO. 48453C-0255-E, DATED JUNE 18, 1993 FOR TRAVIS COUNTY, TEXAS.

I, CASEY GILES, 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, IS COMPLETE AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 9-15-06



CASEY GILES, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 91787 STATE OF TEXAS
C FALKNER ENGINEERING, L.P.
400 BOWIE STREET, STE. 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 2th DAY OF SEPTEMBER, 2006, A.D.

Victoria HSU, DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 2th DAY OF OCTOBER, 2006, A.D.

JOSEPH P. SIEGELMAN, EXECUTIVE MANAGER
TRANSPORTATION AND NATURAL RESOURCES

THE 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 24th DAY OF OCTOBER, 2006, AT 10:06 O'CLOCK A.M., AND DULY RECORDED ON THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 24th DAY OF October, 2006, A.D.
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY: J. Sifuentes



CFE
400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfalturnerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MARCH, 2006
SURVEYOR:	PAUL C. SALVE, JR., RPLS No.2518
TECHNICAL:	RLM
FIELDBOOK:	772
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWINGS:	1. (P) Station Comm - Data Survey (CAD) 2. Final Plat (Phase 10) Ph2Sec10-FP.dwg

TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732
Ph: 512-265-3855
Fx: 512-265-9342

STEINER RANCH
PHASE TWO
SECTION 10

CFE PLAT
Ph2Sec10-FP.dwg
1
OF 12

120600

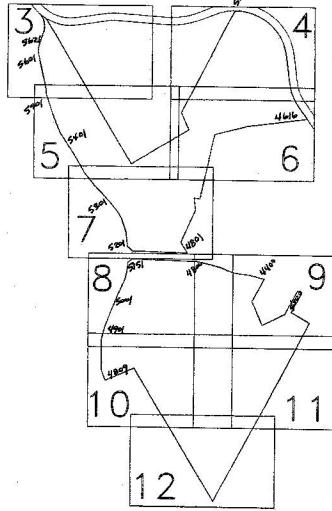
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PHOTOGRAPHIC REFERENCE

2006.00.336

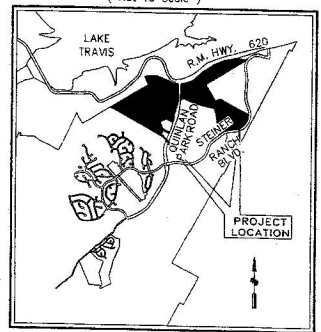
GENERAL NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND CITY OF AUSTIN.
2. PROPERTY OWNER OR HISHER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HISHER ASSIGNS.
4. 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 CITY OF AUSTIN.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 25-8-101, AND THE ENVIRONMENTAL CRITERIA MANUAL.
6. ALL BUILDING FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER & WASTEWATER SYSTEMS.
8. THE OWNER OF THIS SUBDIVISION, AND HISHER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTS MAY BE REQUIRED AT THE OWNERS SOLE DISCRETION. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TWC NO. 17, CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENTS FOR REVIEW.
10. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. THIS SUBDIVISION IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED WHICH IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 60 FEET TO THE EDGE OF RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTION STREET.
13. SIDEWALKS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:
QUINLAN PARK ROAD NORTH - BOTH SIDES
THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALK PHASING AGREEMENT RECORDED IN DOC. NO. 2006.285.710
14. 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.
15. 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 25-4 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, 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 CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
17. ANY RELOCATIONS OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR/OWNER.
18. PROPERTY OWNER IS TO PROVIDE FREE AND EASY ACCESS 24 HOURS A DAY TO THE TRANSMISSION EASEMENT. IF THERE IS A TEMPORARY OR PERMANENT SECURITY FENCE PREVENTING ACCESS TO THE EASEMENT, AUSTIN ENERGY SHALL HAVE ITS LOCK IN THE GATE.
19. ON THE SITE PLAN, DO NOT PLAT SINGLE FAMILY LOTS INTO TRANSMISSION EASEMENT DUE TO SAFETY, ACCESS AND MAINTENANCE ISSUES.
20. THIS SUBDIVISION IS A PORTION OF THE TAYLOR WOODROW PARCEL AS DEPICTED IN EXHIBIT A PER THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2001180784 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TEXAS
21. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 011025-09 WHICH CONTAINS (I) THE SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND THE STEINER PARTIES AS RECORDED IN DOCUMENT NO. 201180785 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (II) THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2001180784 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT DEVELOPMENT PERMIT.
23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20 % OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
24. PER SECTION II VI AND EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER AND SEWER GENERATING UNITS SHALL BE ALLOCATED AT THE SITE PLAN STAGE.
25. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THAT CERTAIN MASTER ROADWAY PHASING AGREEMENT WHICH IS RECORDED IN VOLUME 13172, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED.
26. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPERS AND/OR THE OWNERS OF THE LOTS. FAILURE TO PERMIT, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
27. SEE RESTRICTIVE COVENANT IN DOCUMENT NO. 2006.285.712, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REFERRING TO PARKLAND REQUIREMENTS FOR COMMERCIAL / MIXED USE LOTS NO. 3 & 4, BLOCK B AND LOTS 1 & 2, BLOCK C.
28. DEVELOPMENT OF THESE LOTS IS HEREBY RESTRICTED TO USES OTHER THAN SINGLE FAMILY RESIDENTIAL.
29. BENCH MARK LIST
BM-98 ELEVATION 800.70'
58-INCH IRON WITH CAP AT 118.4' ± LEFT OF QUINLAN PARK ROAD CENTERLINE STATION 19+07.
BM-2510-1 ELEVATION 841.02'
"I" IN NORTH END OF TRAFFIC ISLAND ON QUINLAN PARK ROAD NORTH AT INTERSECTION OF RM 620.



SHEET INDEX

LOCATION MAP
(Not To Scale)



OWNER
TWC STEINER RANCH, L.L.C.
3405 GRIMES RANCH ROAD
AUSTIN, TEXAS 78732
PHONE: (512)266-3885
FAX: (512)266-9442

SURVEYOR
C FAULKNER ENGINEERING, L.P.
400 BOWIE STREET, STE 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

ENGINEER
C FAULKNER ENGINEERING, L.P.
400 BOWIE STREET, STE 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

TOTAL ACRES	265.78 ACRES
LOT SUMMARY	
COMMERCIAL/MIXED USE	4
TOTAL NUMBER OF LOTS	4
TOTAL NUMBER OF BLOCKS	2

CFE
400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MARCH 2006
SURVEYOR:	PAUL C. SALVE, JR., RPLS No.251B
TECHNICAL:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWINGS:	(\TWC\Sheet\Comm-Plat\Survey\CAD (\Prod\Plat\Ph2Sec10\Ph2Sec10-FP.dwg)

TAYLOR WOODROW
COMMUNITIES/
STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732
PH: 512-266-3885
FX: 512-266-9342

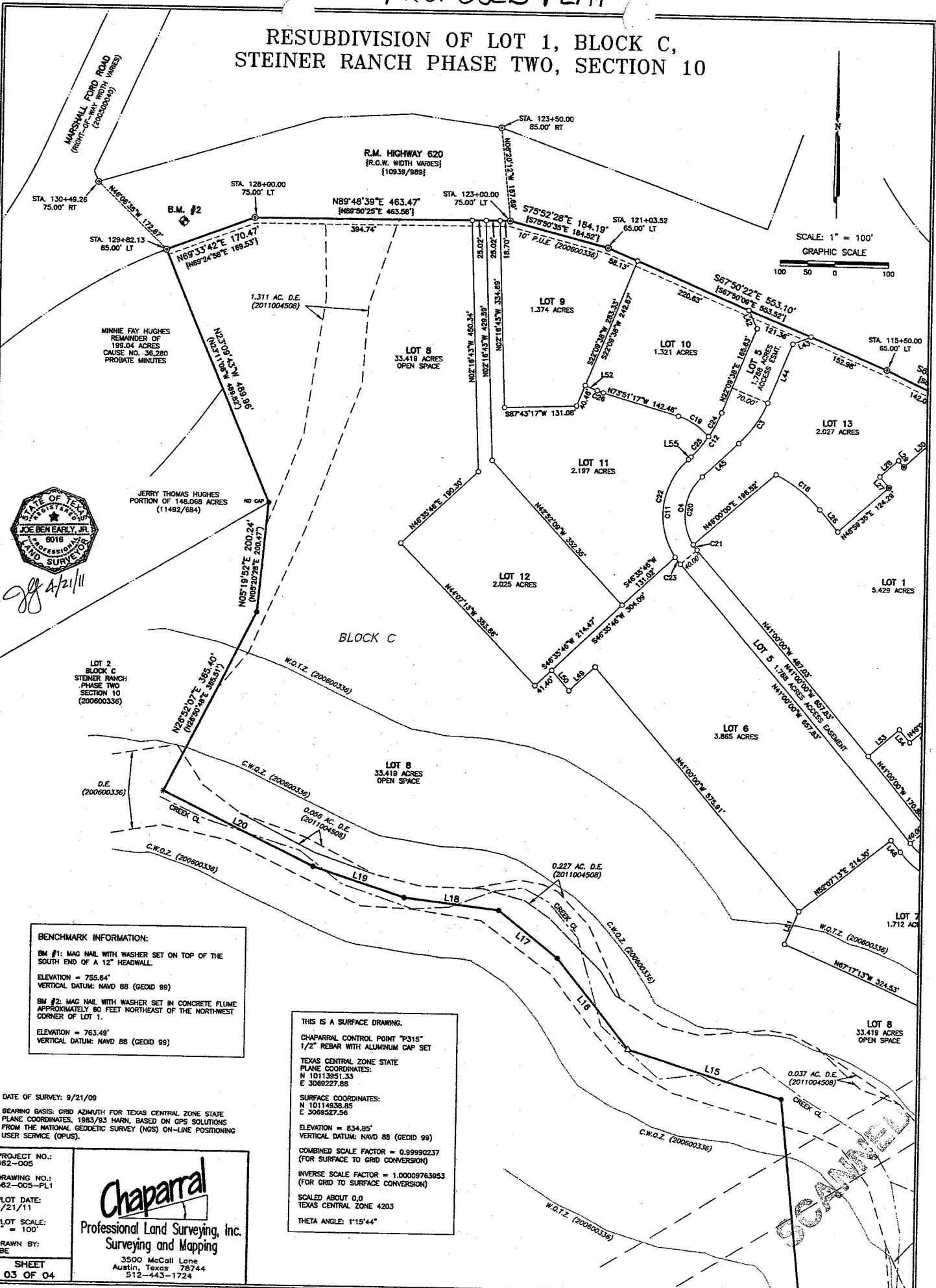
**STEINER RANCH
COMMUNITIES/
STEINER RANCH, LTD.
PHASE TWO
SECTION 10**

CFE PLAT
Ph2Sec10-FP.dwg
2
OF 12

12969

PROPOSED PLAT

RESUBDIVISION OF LOT 1, BLOCK C, STEINER RANCH PHASE TWO, SECTION 10



SCALE: 1" = 100'
GRAPHIC SCALE



4/21/11

BENCHMARK INFORMATION:
 BM #1: MAG NAIL WITH WASHER SET ON TOP OF THE SOUTH END OF A 12" HEADWALL.
 ELEVATION = 755.64'
 VERTICAL DATUM: NAVD 88 (GEOID 99)
 BM #2: MAG NAIL WITH WASHER SET IN CONCRETE FLUME APPROXIMATELY 80 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 1.
 ELEVATION = 763.49'
 VERTICAL DATUM: NAVD 88 (GEOID 99)

THIS IS A SURFACE DRAWING.
 CHAPARRAL CONTROL POINT "P315"
 1/2" REBAR WITH ALUMINUM CAP SET
 TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES:
 N 10113951.33
 E 3069227.88
 SURFACE COORDINATES:
 N 10114936.85
 E 3069527.56
 ELEVATION = 834.85'
 VERTICAL DATUM: NAVD 88 (GEOID 99)
 COMBINED SCALE FACTOR = 0.99990237
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.00009763953
 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 TEXAS CENTRAL ZONE 4203
 THETA ANGLE: 1°15'44"

DATE OF SURVEY: 9/21/09
 BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/83 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

PROJECT NO.: 562-005
 DRAWING NO.: 562-005-PL1
 PLOT DATE: 4/21/11
 PLOT SCALE: 1" = 100'
 DRAWN BY: JBE

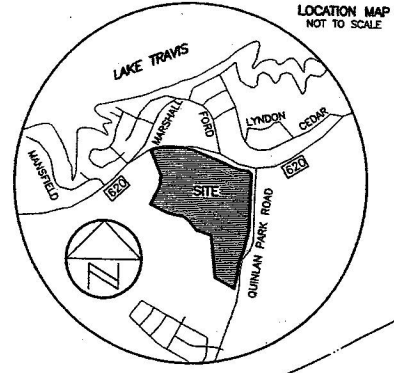
Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

SHEET
 03 OF 04

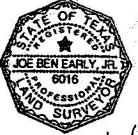
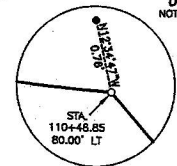
RESUBDIVISION OF LOT 1, BLOCK C, STEINER RANCH PHASE TWO, SECTION 10

LOT SUMMARY

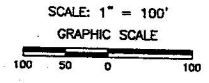
TOTAL ACREAGE: 60.930 ACRES
 TOTAL NUMBER OF LOTS: 13
 LOT 1: 5.429 ACRES NON-SINGLE FAMILY
 LOT 2: 3.070 ACRES OPEN SPACE
 LOT 3: 1.241 ACRES NON-SINGLE FAMILY
 LOT 4: 1.462 ACRES NON-SINGLE FAMILY
 LOT 5: 1.788 ACRES ACCESS
 LOT 6: 3.865 ACRES NON-SINGLE FAMILY
 LOT 7: 1.712 ACRES NON-SINGLE FAMILY
 LOT 8: 33.419 ACRES OPEN SPACE
 LOT 9: 1.374 ACRES NON-SINGLE FAMILY
 LOT 10: 1.321 ACRES NON-SINGLE FAMILY
 LOT 11: 2.197 ACRES NON-SINGLE FAMILY
 LOT 12: 2.025 ACRES NON-SINGLE FAMILY
 LOT 13: 2.027 ACRES NON-SINGLE FAMILY



LOCATION MAP
NOT TO SCALE



JEB 4/21/11

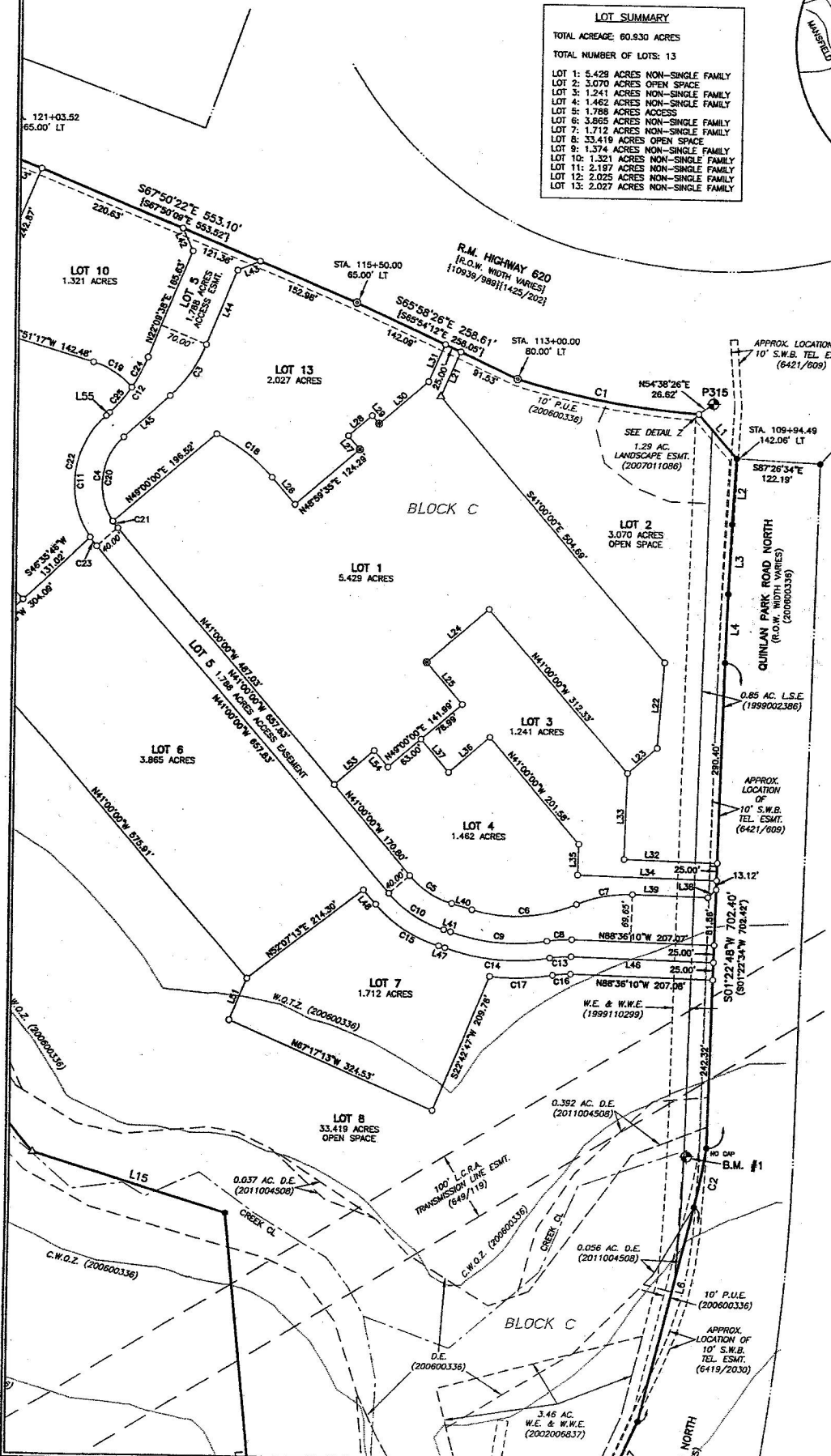


LEGEND	
●	1/2" REBAR WITH "CFE" CAP FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
⊙	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
⊗	TxDOT TYPE II DISK FOUND
△	MAG. NAIL WITH "CHAPARRAL" WASHER SET
*	COTTON SPINDLE FOUND
⊕	BENCHMARK/CONTROL POINT LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
L.S.E.	LATERAL SUPPORT EASEMENT
L.C.R.A.	LOWER COLORADO RIVER AUTHORITY
C.O.A.	CITY OF AUSTIN
S.W.B.	SOUTHWESTERN BELL
()	RECORD INFORMATION FROM (200600336)
[]	RECORD INFORMATION FROM TxDOT (10939/989)

DATE OF SURVEY: 9/21/09
 BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

PROJECT NO.:	562-005
DRAWING NO.:	562-005-PL1
PLOT DATE:	4/21/11
PLOT SCALE:	1" = 100'
DRAWN BY:	JRE
SHEET	01 OF 04

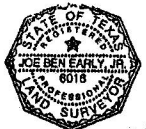


RESUBDIVISION OF LOT 1, BLOCK C, STEINER RANCH PHASE TWO, SECTION 10

No.	BEARING	LENGTH	RECORD
L1	S41°35'32"E	85.19'	[841°28'24"E 88.08']
L2	S03°04'09"W	86.06'	[803°06'44"W 86.08']
L3	S02°32'32"W	100.04'	[802°31'11"W 100.07']
L4	S01°53'40"W	100.29'	[801°55'46"W 100.28']
L6	S13°58'38"W	318.07'	[814°00'19"W 318.08']
L7	S24°30'43"W	84.48'	[824°30'10"W 84.42']
L8	S19°08'18"W	103.70'	[819°07'39"W 103.72']
L9	S09°50'58"W	103.27'	[809°51'23"W 103.23']
L10	S08°48'07"W	100.92'	[808°49'54"W 101.00']
L11	S08°01'34"W	46.30'	[808°03'14"W 46.20']
L12	S14°00'12"W	244.37'	[814°00'15"W 244.38']
L13	N61°54'50"W	404.60'	[861°54'56"W 404.47']
L14	N06°10'45"W	773.58'	[806°10'50"W 773.61']
L15	N73°16'35"W	282.94'	[873°16'08"W 282.84']
L16	N39°07'18"W	208.94'	[839°07'46"W 208.84']
L17	N51°45'06"W	136.46'	[851°41'35"W 138.49']
L18	N83°08'42"W	172.54'	[883°09'18"W 172.52']
L19	N72°14'22"W	174.98'	[872°14'29"W 175.09']
L20	N84°24'33"W	304.41'	[884°25'17"W 304.22']
L21	N24°01'34"E	69.93'	
L22	N04°00'00"E	125.51'	
L23	N48°00'00"E	56.32'	
L24	N48°03'00"E	119.47'	
L25	N41°00'00"W	80.47'	
L26	N41°00'00"W	51.89'	
L27	S41°00'02"E	25.91'	

No.	BEARING	LENGTH
L28	S49°00'00"W	45.63'
L29	N41°00'00"W	15.32'
L30	S48°00'00"W	94.62'
L31	S24°01'34"W	58.29'
L32	N88°37'12"W	135.97'
L33	N01°22'48"E	123.81'
L34	S88°37'12"E	202.24'
L35	S01°22'48"W	44.18'
L36	N49°00'00"E	78.89'
L37	S41°00'00"E	63.00'
L38	S46°22'48"W	18.80'
L39	N88°37'12"W	110.02'
L40	N73°52'12"W	30.78'
L41	N73°52'12"W	10.37'
L42	N24°49'02"W	36.05'
L43	N67°09'38"E	35.36'
L44	N22°09'39"E	116.27'
L45	N47°23'58"E	88.83'
L46	S88°36'10"E	207.08'
L47	S73°52'12"E	9.62'
L48	S41°00'00"E	27.50'
L49	N46°35'46"E	63.97'
L50	S41°00'00"E	48.51'
L51	N22°42'47"E	64.86'
L52	N87°50'22"W	23.22'
L53	N49°00'00"E	78.00'
L54	N41°00'00"W	31.00'
L55	N46°36'23"E	6.50'

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	12°33'26"	1225.92'	134.88'	288.68'	288.14'	S79°59'44"E	[879°55'30"E C=288.14']
C2	5°17'29"	840.00'	43.44'	86.81'	86.78'	S11°22'02"W	[811°21'23"W C=86.84']
C3	25°14'20"	205.00'	45.90'	90.30'	89.57'	N34°46'48"E	
C4	88°23'58"	95.00'	82.38'	146.57'	132.46'	S03°11'59"W	
C5	32°52'12"	130.00'	36.35'	74.58'	73.56'	S57°26'06"E	
C6	39°45'51"	225.00'	81.37'	156.15'	153.04'	N86°14'52"E	
C7	25°00'51"	190.00'	42.15'	82.95'	82.29'	S78°52'22"W	
C8	11°35'04"	180.00'	18.26'	36.39'	36.33'	S85°36'17"W	
C9	28°50'30"	275.00'	73.28'	143.23'	141.62'	S85°16'03"E	
C10	32°52'12"	170.00'	50.15'	97.53'	96.20'	S57°26'06"E	
C11	89°07'56"	135.00'	132.97'	210.01'	189.47'	S03°33'58"W	
C12	24°26'45"	230.00'	48.82'	98.13'	97.39'	N34°23'01"E	
C13	11°35'05"	154.99'	15.72'	31.34'	31.28'	S85°36'17"W	
C14	29°41'30"	300.00'	79.52'	155.46'	153.73'	S85°20'33"E	
C15	32°52'12"	195.00'	57.52'	111.87'	110.34'	S57°26'06"E	
C16	11°35'03"	130.00'	13.19'	26.28'	26.24'	S85°36'17"W	
C17	16°14'26"	325.00'	46.37'	92.12'	91.81'	N87°55'56"E	
C18	23°29'18"	250.00'	51.87'	102.48'	101.77'	N52°44'40"W	
C19	32°39'54"	117.50'	34.43'	68.99'	68.08'	N57°31'21"W	
C20	81°10'18"	95.00'	81.39'	134.59'	123.61'	S06°48'48"W	
C21	7°13'41"	95.00'	0.00'	11.98'	11.98'	S37°23'10"E	
C22	82°24'10"	135.00'	118.19'	194.16'	177.85'	S06°55'51"W	
C23	8°43'46"	135.00'	7.94'	15.88'	15.85'	S37°38'07"E	
C24	12°17'01"	230.00'	24.75'	49.31'	49.22'	N28°18'09"E	
C25	12°09'44"	230.00'	24.50'	48.82'	48.73'	N40°31'31"E	
C26	8°00'58"	112.50'	8.91'	11.81'	11.81'	S70°50'50"E	



off 4/21/11

DATE OF SURVEY: 9/21/09
 BEARING BASE: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES (893/013 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODESIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS))

PROJECT NO.: 562-005
 DRAWING NO.: 562-005-PL1
 PLOT DATE: 4/21/11
 PLOT SCALE: 1" = 100'
 DRAWN BY: JBE

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping

3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

SHEET 02 OF 04

