



Travis County Commissioners Court Agenda Request

Meeting Date: January 17, 2012

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

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

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

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Consider and take appropriate action on 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 resubdivision final plat.

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 was placed on the subject property on December 19th, 2011 announcing the date, time, and location of the public hearing (see attached photo and affidavit).

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map

Location map

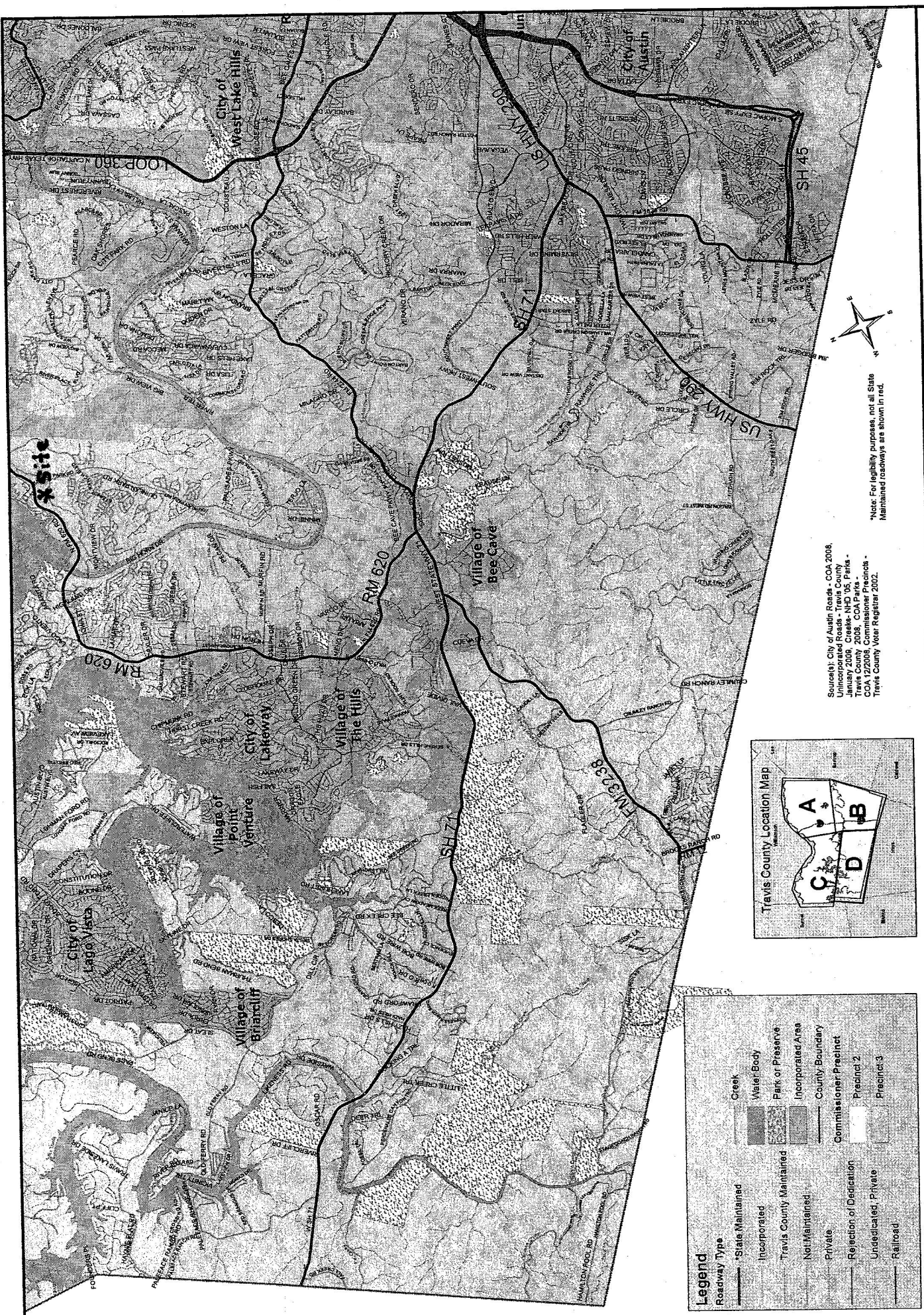
Original final plat
Proposed final plat
Photo of public notice sign
Affidavit of sign posting

REQUIRED AUTHORIZATIONS:

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

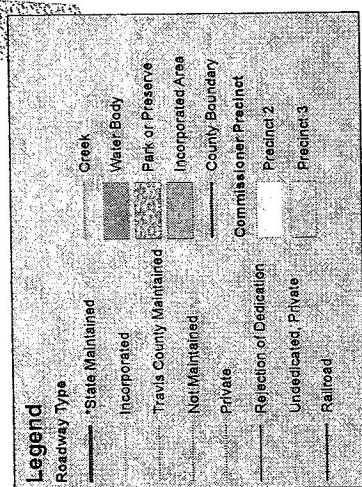
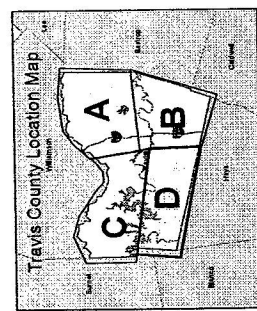
CC:

SM:AB:dp
1101 - Development Services -



Sources: City of Austin Roads - COA 2008,
 Unincorporated Roads - Travis County
 January 2006, Create-NHD '05, Parks -
 Travis County 2008, COA Parks -
 COA 122008, Commissioner's Roads -
 Travis County Voter Registrar 2002.

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

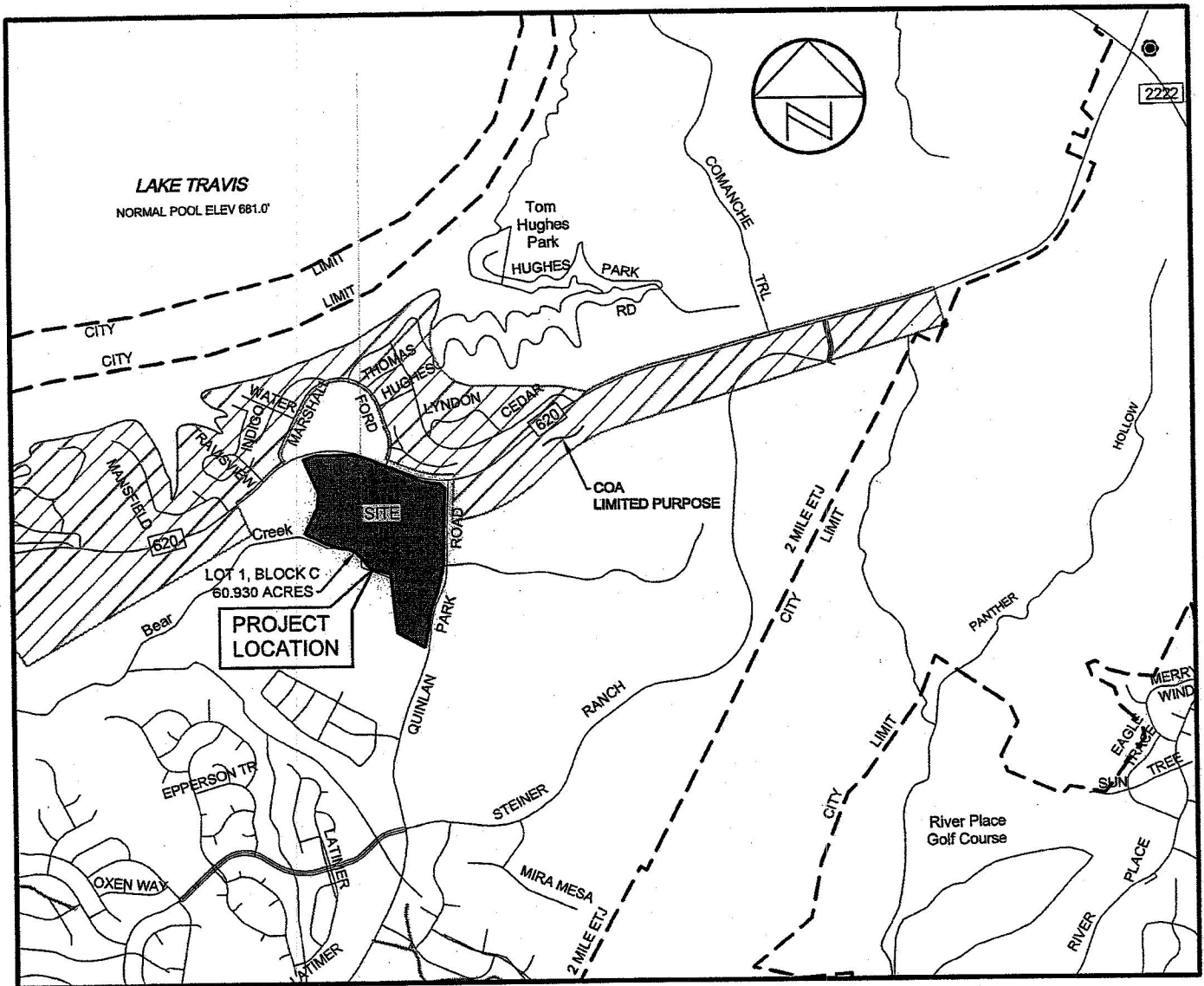


Map Prepared by: Travis County,
 Dept. of Transportation
 January 2009
 http://www.co.travis.tx.us/mapa



Travis County Roadways, Map D

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) 854-9385.



LOCATION MAP

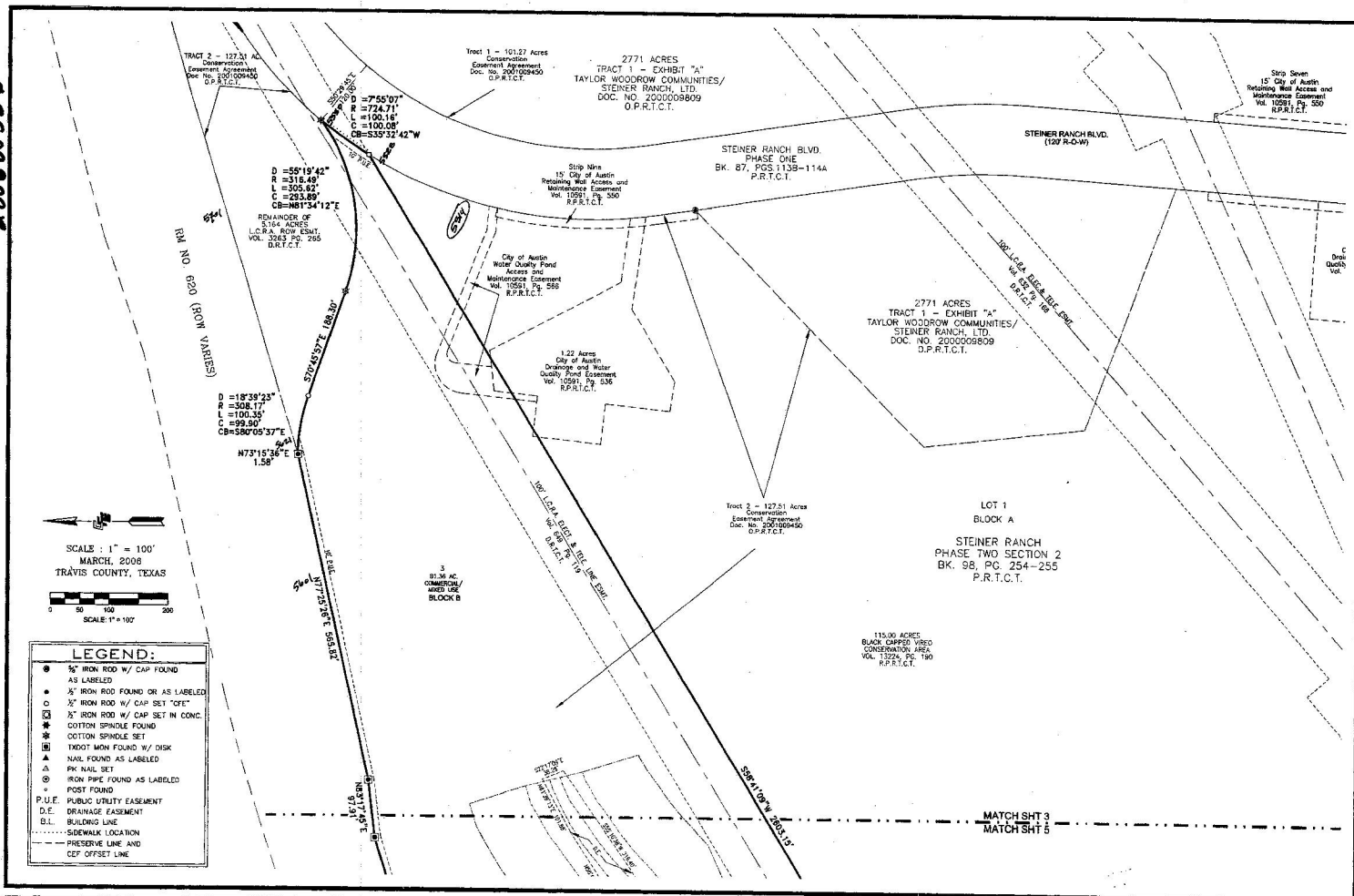
(N.T.S.)

GRID NO. B-32

MAPSCO PAGE 491L, M

SCANNED

200600336



PHOTOGRAPHIC RETAKE



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.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

DATE: MARCH, 2006
SURVEYOR: PAUL C. SALVE, JR., RPLS No. 2518
TECHNICIAN: RLM
FIELDBOOK: 772
JOB NUMBER: 2023.012.02
DESCRIPTION: N/A
DRAWING: J:\Two\Steiner\Comm-Phase\Survey\CADD
Final Plot\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
PHASE TWO
SECTION 10**

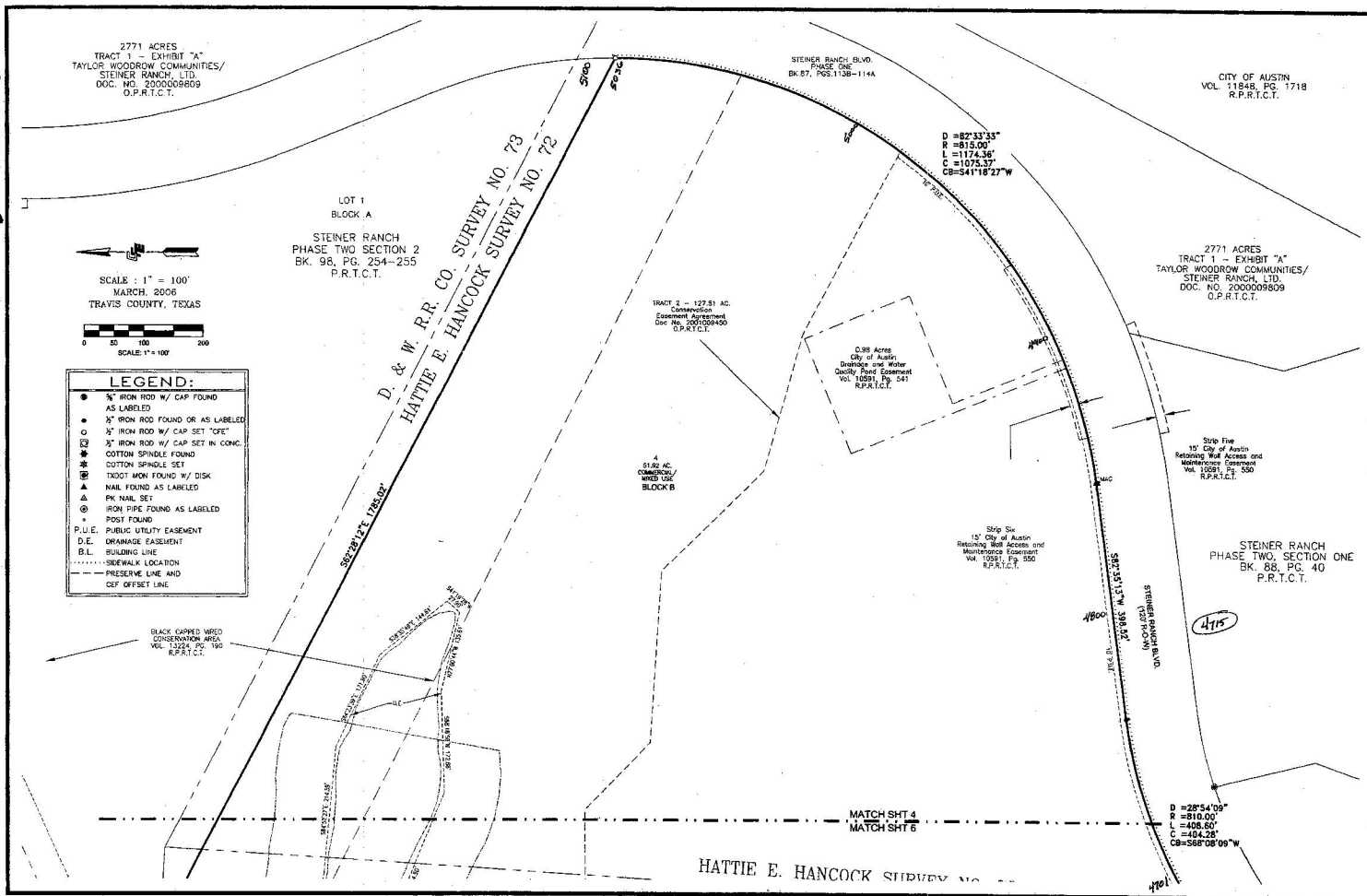
CFE PLAT

Ph2Sec10-FP.dwg

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OF 12

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www.cfauknerengineering.com

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JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWING:	J:\TWC\Steiner\Comm-Plate\Survey\CADD Final Plot\Ph2Sec10\Ph2Sec10-FP.dwg

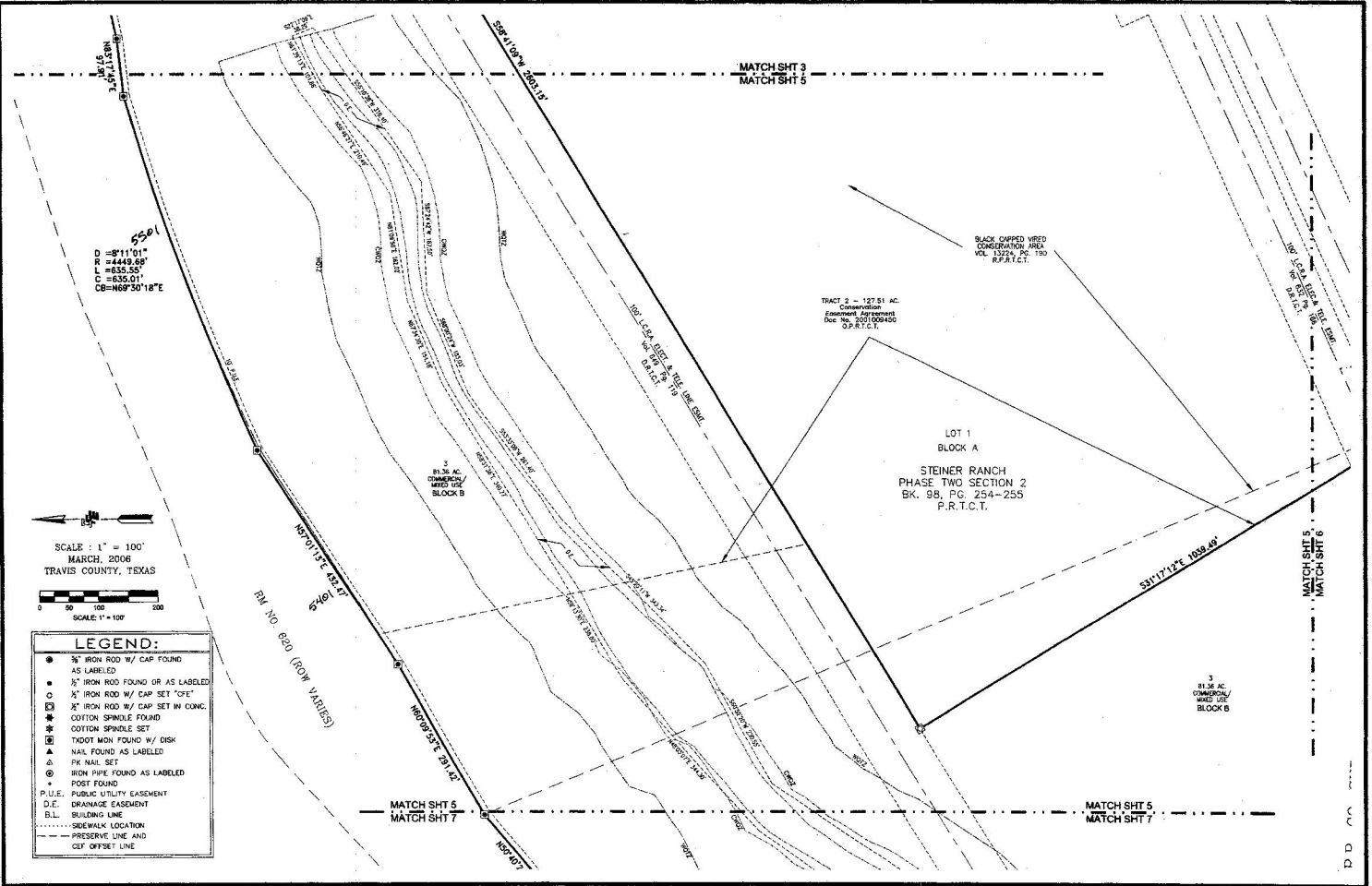
TAYLOR WOODROW
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**STEINER RANCH
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OF 12

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DRAWING: A:\Dwg\Steiner\Comm-Phase\Survey\2006
Final Ph2Sec10\Ph2Sec10-FP.dwg

TAYLOR WOODROW
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STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732
PH: 512-268-3865
FX: 512-268-9342

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PHASE TWO
SECTION 10

CFE PLAT

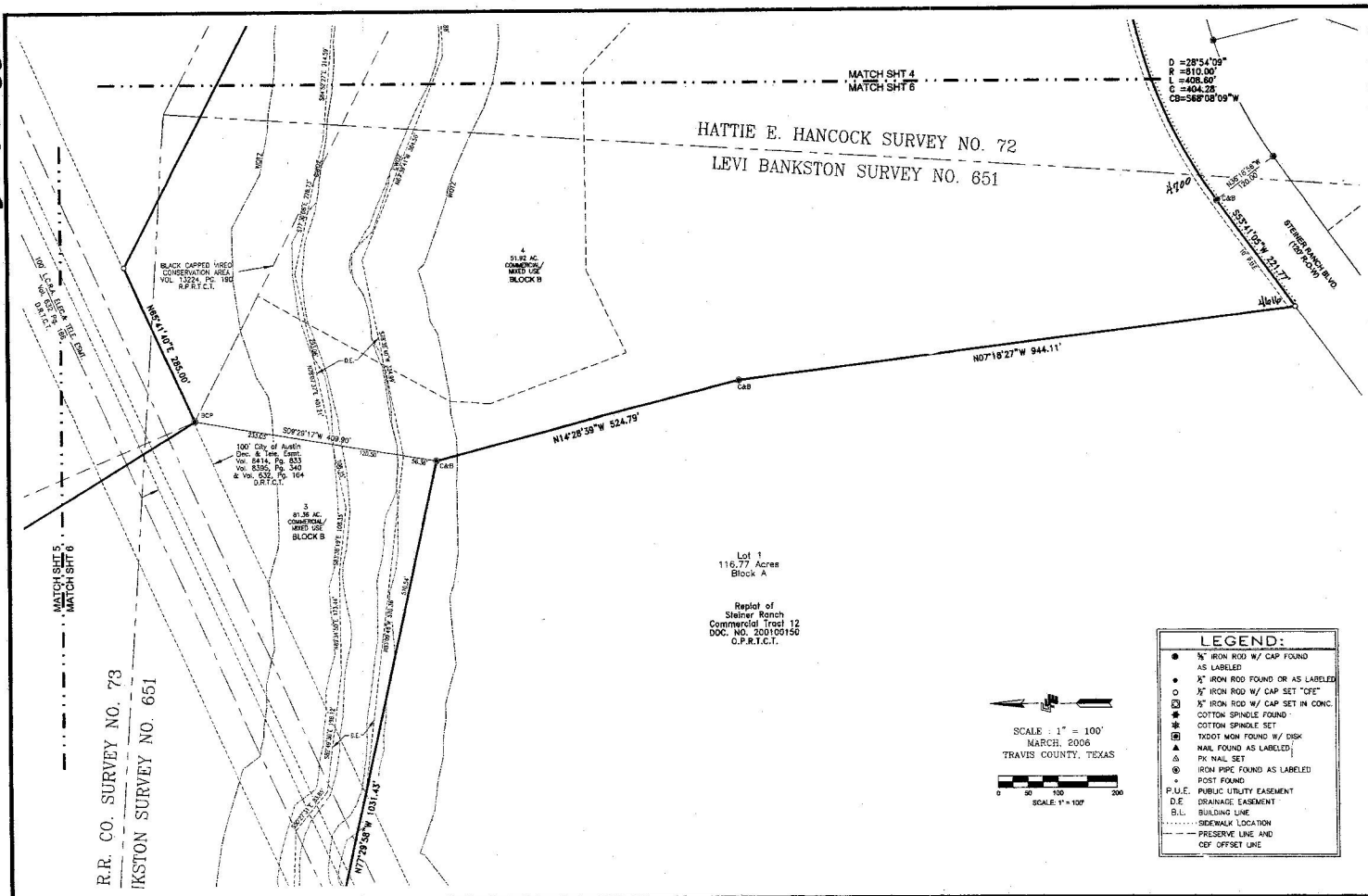
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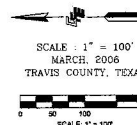
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LEGEND:	
●	1/2" IRON ROD W/ CAP FOUND AS LABELED
•	1/2" IRON ROD FOUND OR AS LABELED
○	1/2" IRON ROD W/ CAP SET "OFF"
◻	1/2" IRON ROD W/ CAP SET IN CONC.
✱	COTTON SPINDLE FOUND
✱	COTTON SPINDLE SET
⊗	TXDOT MON FOUND W/ DISK
▲	NAIL FOUND AS LABELED
△	PK NAIL SET
⊙	IRON PIPE FOUND AS LABELED
+	POST FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
---	SEWAGE LOCATION
---	PRESERVE LINE AND
---	CEY OFFSET LINE



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FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWING:	J:\TWC\Steiner\Comm-Phase\Survey\CAD\
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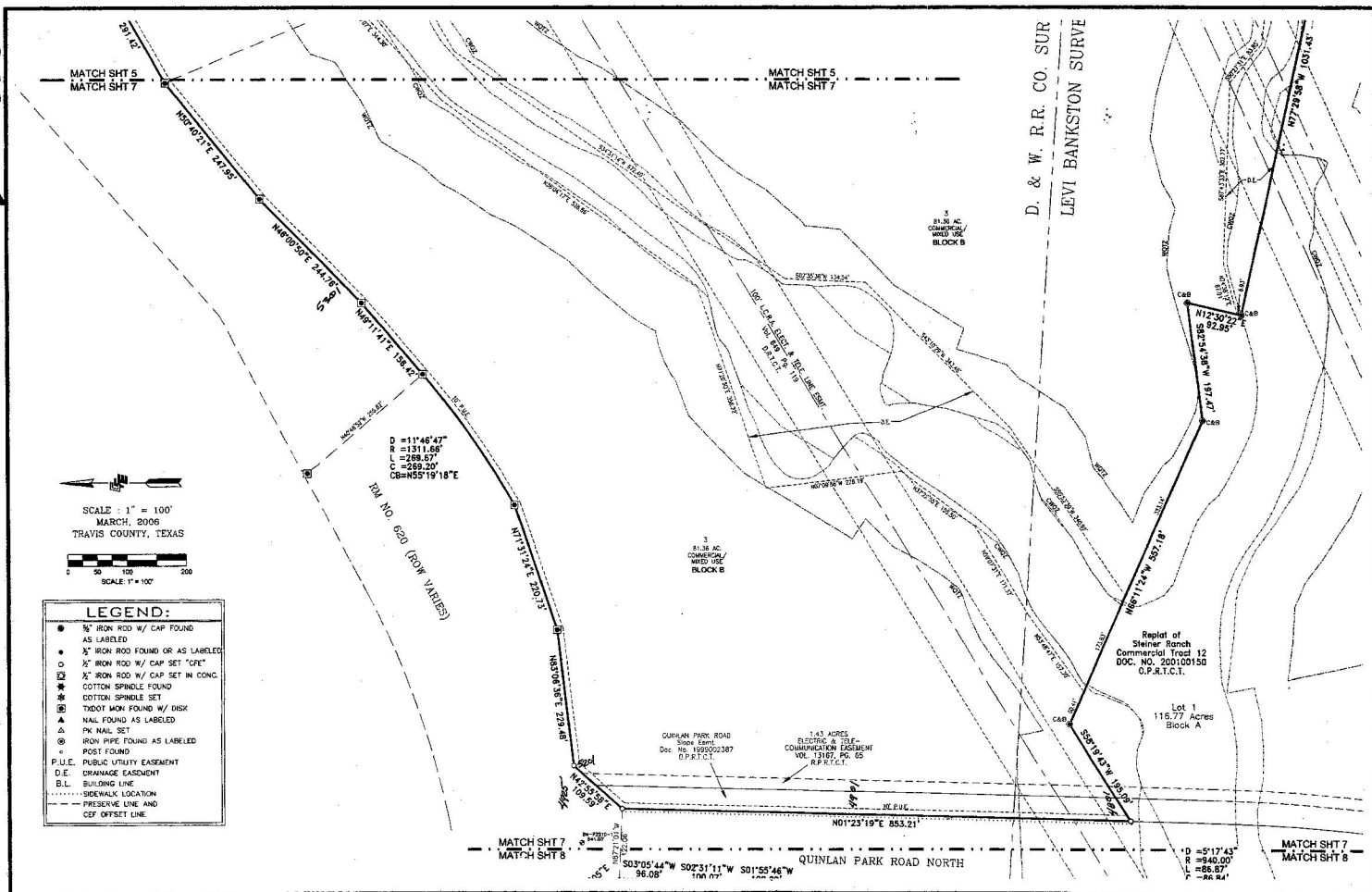
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STEINER RANCH PHASE TWO SECTION 10

CFE PLAT
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PHOTOGRAPHIC NOTAR



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TRAVIS COUNTY, TEXAS

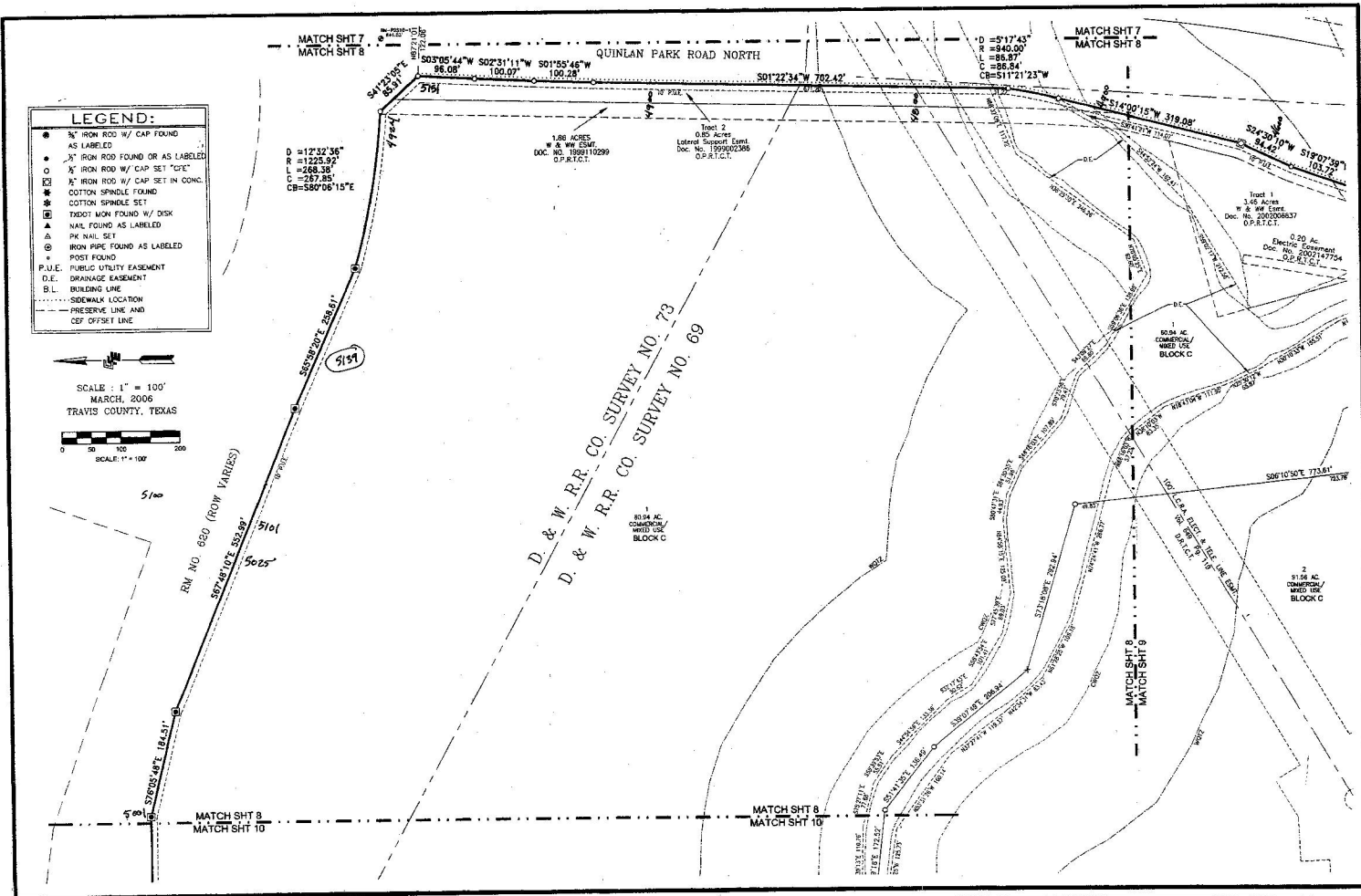
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SURVEYOR: PAUL C. SALVE, JR., RPL'S No. 2518
TECHNICIAN: RLM
FIELDBOOK: 72
JOB NUMBER: 2023.012.02
DESCRIPTION: N/A
DRAWING: J:\TWC\Steiner\Comm-Plots\Survey\CA00
Final Plot\Ph2Sec10\Ph2Sec10-FP.dwg

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STEINER RANCH
PHASE TWO
SECTION 10

CFE PLAT
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OF 12

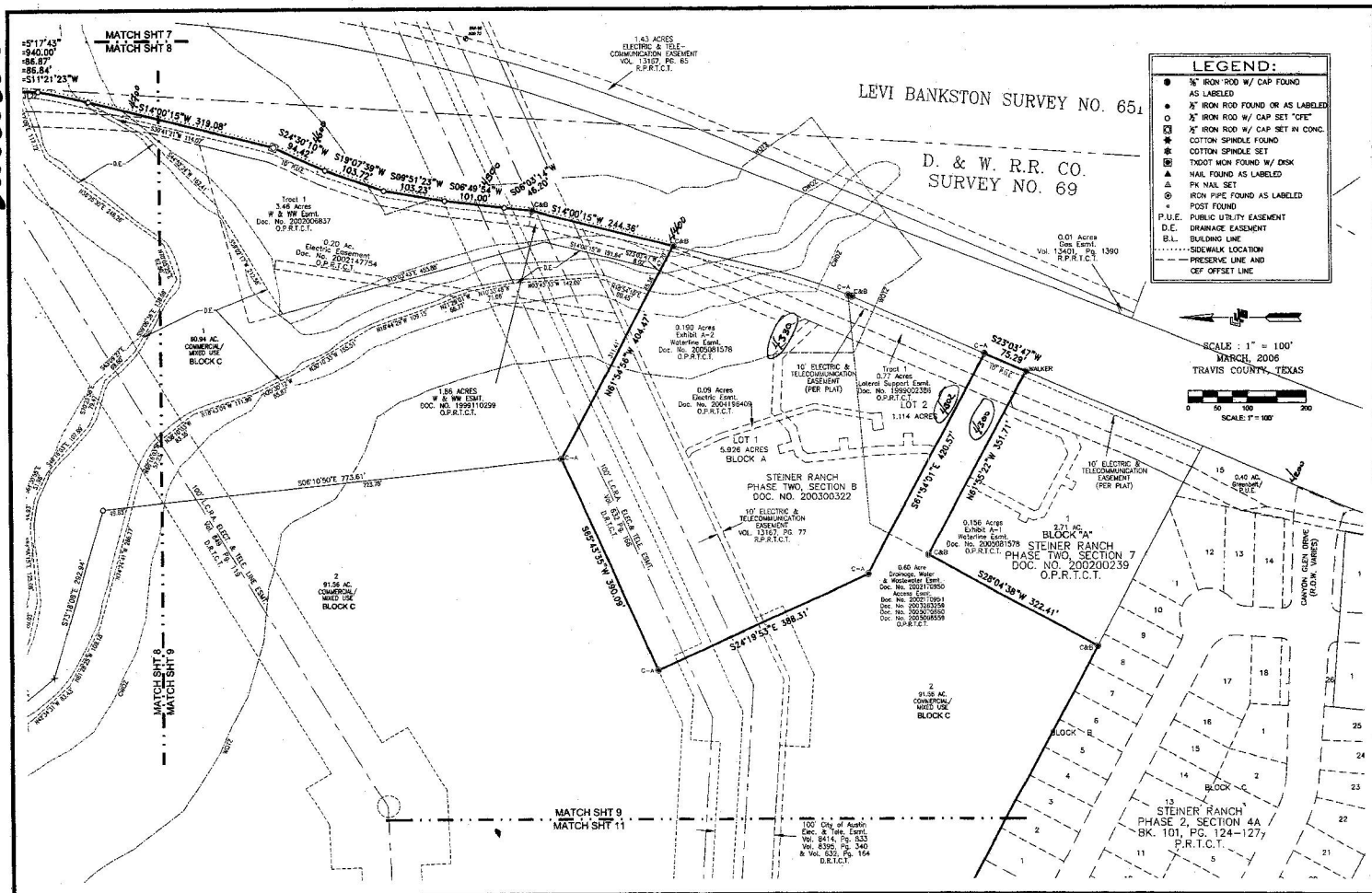
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 C. FAULKNER ENGINEERING	TRAVIS COUNTY, TEXAS		TAYLOR WOODROW COMMUNITIES/ STEINER RANCH, LTD. 3405 GRIMES RANCH RD. AUSTIN, TX 78732 PH: 512-266-3965 FX: 512-266-9342	STEINER RANCH PHASE TWO SECTION 10	CFE PLAT
	DATE: MARCH, 2008				Ph2Sec10-FP.dwg
	SURVEYOR: PAUL C. SALVE, JR., RPLS No.2518				
	TECHNICIAN: RLM				
	FIELDBOOK: 72				
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	DESCRIPTION: N/A				
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		Final Ph2Sec10\Ph2Sec10-FP.dwg			

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PHOTOGRAPHIC MEASUREMENT



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TRAVIS COUNTY, TEXAS

DATE: MARCH, 2006
SURVEYOR: PAUL C. SALVE, JR., RPLS No. 2518
TECHNICIAN: RLM
FIELDBOOK: 72
JOB NUMBER: 2003.012.02
DESCRIPTION: N/A
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Final Plat\Ph2Sec10\Ph2Sec10-FP.dwg

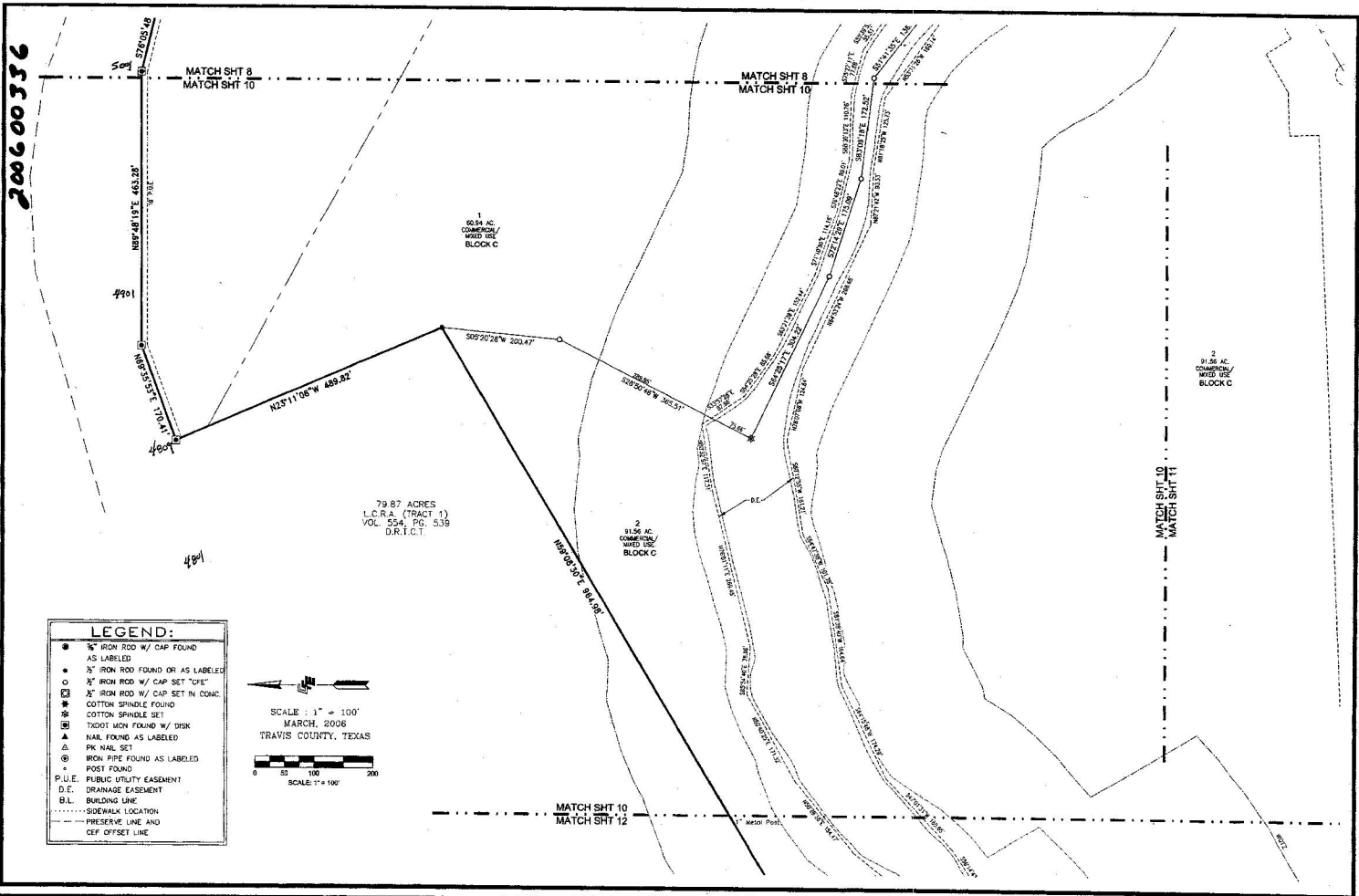
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FX: 512-266-9342

STEINER RANCH PHASE TWO SECTION 10

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PHOTOGRAPHIC MEASUREMENT

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ENGINEERING

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TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
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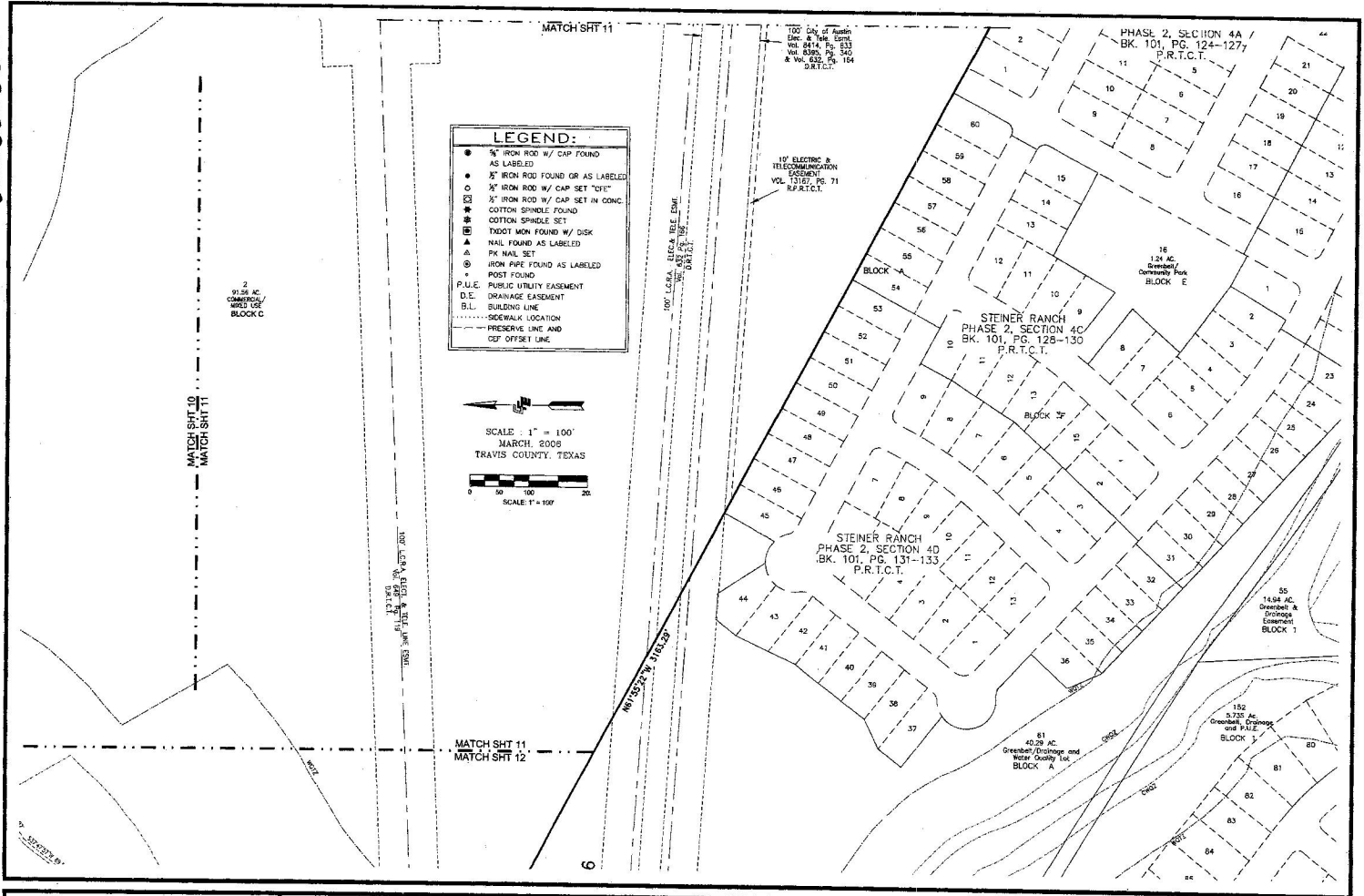
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STEINER RANCH PHASE TWO SECTION 10

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OF 12

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F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.ctfaulkenrengineering.com

TRAVIS COUNTY, TEXAS

DATE: MARCH, 2006
SURVEYOR: PAUL C. SALVE, JR., RPLS No. 2518
TECHNICIAN: R.M.
FIELDBOOK: 172
JOB NUMBER: 2023.012.02
DESCRIPTION: N/A
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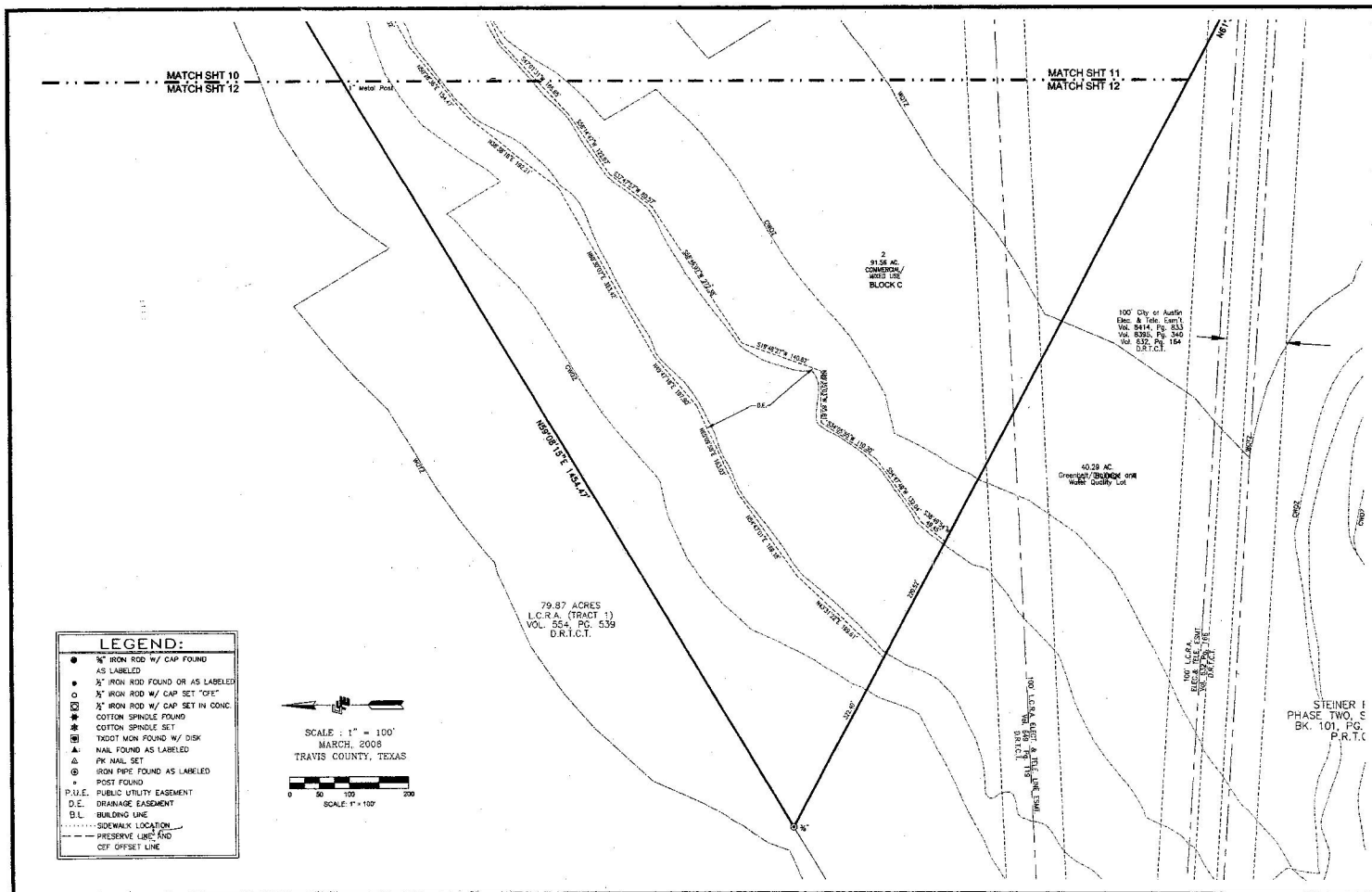
TAYLOR WOODROW
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STEINER RANCH
PHASE TWO
SECTION 10

CFE PLAT

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OF 12



PHOTOGRAPHIC KILN



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Austin, Texas 78767-1528
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TRAVIS COUNTY, TEXAS

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TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWINGS:	1. Two Steiner Comm. Right of Way Cadd 2. Final Plat Ph2Sec10 Ph2Sec10-FP.dwg

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STEINER RANCH PHASE TWO SECTION 10

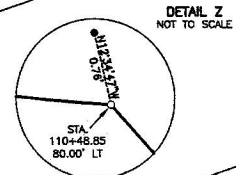
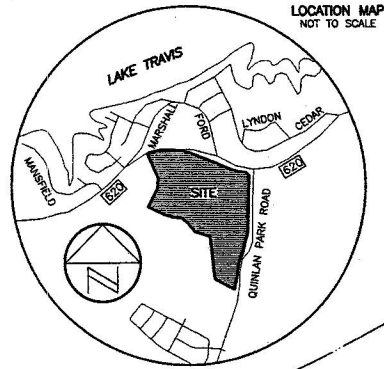
CFE PLAT
Ph2Sec10-FP.dwg
12
OF 12

12969

PROPOSED PLAT

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



JB Early
4/21/11

SCALE: 1" = 100'
GRAPHIC SCALE

100 50 0 100

LEGEND	
●	1/2" REBAR WITH "CPE" CAP FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
⊗	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
⊙	TWOOT 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 {10939/988}

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.: 652-005
DRAWING NO.: 652-005-PL1
PLOT DATE: 4/21/11
PLOT SCALE: 1" = 100'
DRAWN BY: JBE

SHEET
01 OF 04

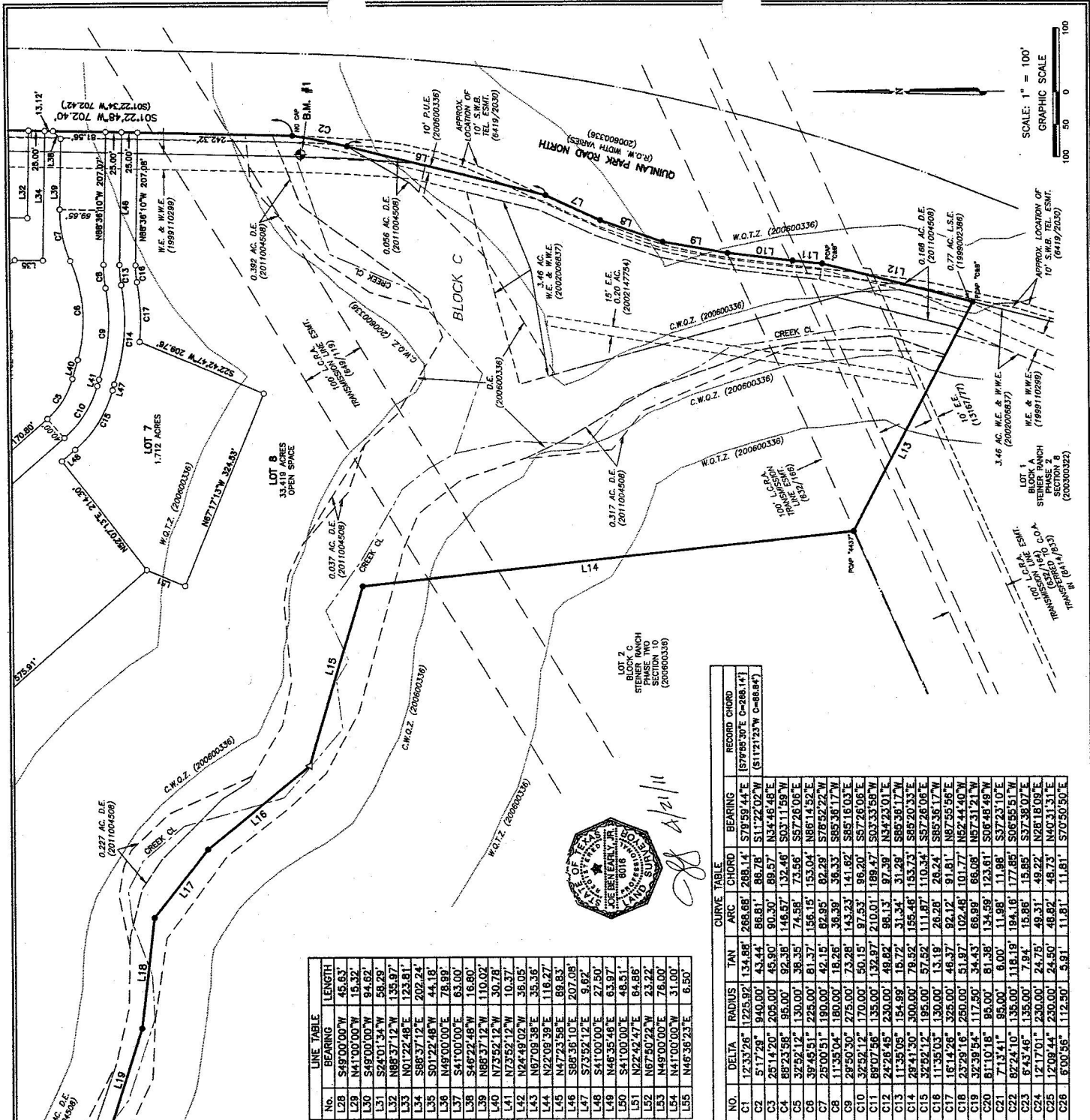
RESUBDIVISION OF LOT 1, BLOCK C, STEINER RANCH PHASE TWO, SECTION 10

No.	BEARING	LENGTH	RECORD
L1	S41°35'32"E	85.19'	S412224'E 86.09'
L2	S03°04'00"W	96.08'	S030544"W 96.09'
L3	S02°32'32"W	100.04'	S023111"W 100.07'
L4	S01°53'40"W	100.20'	S015546"W 100.28'
L5	S13°59'35"W	319.07'	S1400157"W 319.08'
L6	S24°30'43"W	84.46'	S243010"W 84.47'
L7	S19°08'18"W	103.70'	S190818"W 103.72'
L8	S09°50'58"W	103.27'	S095058"W 103.27'
L9	S05°01'34"W	46.30'	S050134"W 46.30'
L10	S05°01'34"W	46.30'	S050134"W 46.30'
L11	S05°01'34"W	46.30'	S050134"W 46.30'
L12	S14°00'12"W	244.37'	S140012"W 244.37'
L13	N01°54'50"W	404.60'	N015450"W 404.61'
L14	N06°10'45"W	773.58'	N061045"W 773.61'
L15	N39°07'18"W	205.84'	N390718"W 205.84'
L16	N83°08'42"W	172.46'	N830842"W 172.47'
L17	N83°08'42"W	172.46'	N830842"W 172.47'
L18	N83°08'42"W	172.46'	N830842"W 172.47'
L19	N72°14'22"W	174.98'	N721422"W 174.99'
L20	N64°24'33"W	304.41'	N642433"W 304.42'
L21	N24°01'34"E	68.93'	N240134"E 68.93'
L22	N04°00'00"E	128.51'	N040000"E 128.51'
L23	N49°03'00"E	56.32'	N490300"E 56.32'
L24	N49°03'00"E	119.47'	N490300"E 119.47'
L25	N41°00'00"W	51.89'	N410000"W 51.89'
L26	N41°00'00"W	51.89'	N410000"W 51.89'
L27	S41°00'02"E	25.91'	S410002"E 25.91'

DATE OF SURVEY: 9/21/09
BEARING: TRUE AZIMUTH FOR TEXAS CENTRAL ZONE STATE
FROM THE NATIONAL GEODESIC SURVEY (NAD83) ON-LINE POSITIONING
USER SERVICE (GPS)

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

PROJECT NO.: 562-005
DRAWING NO.: 562-005-P1
PLOT DATE: 4/21/11
PLOT SCALE: 1" = 100'
DRAWN BY: JBE
SHEET 02 OF 04

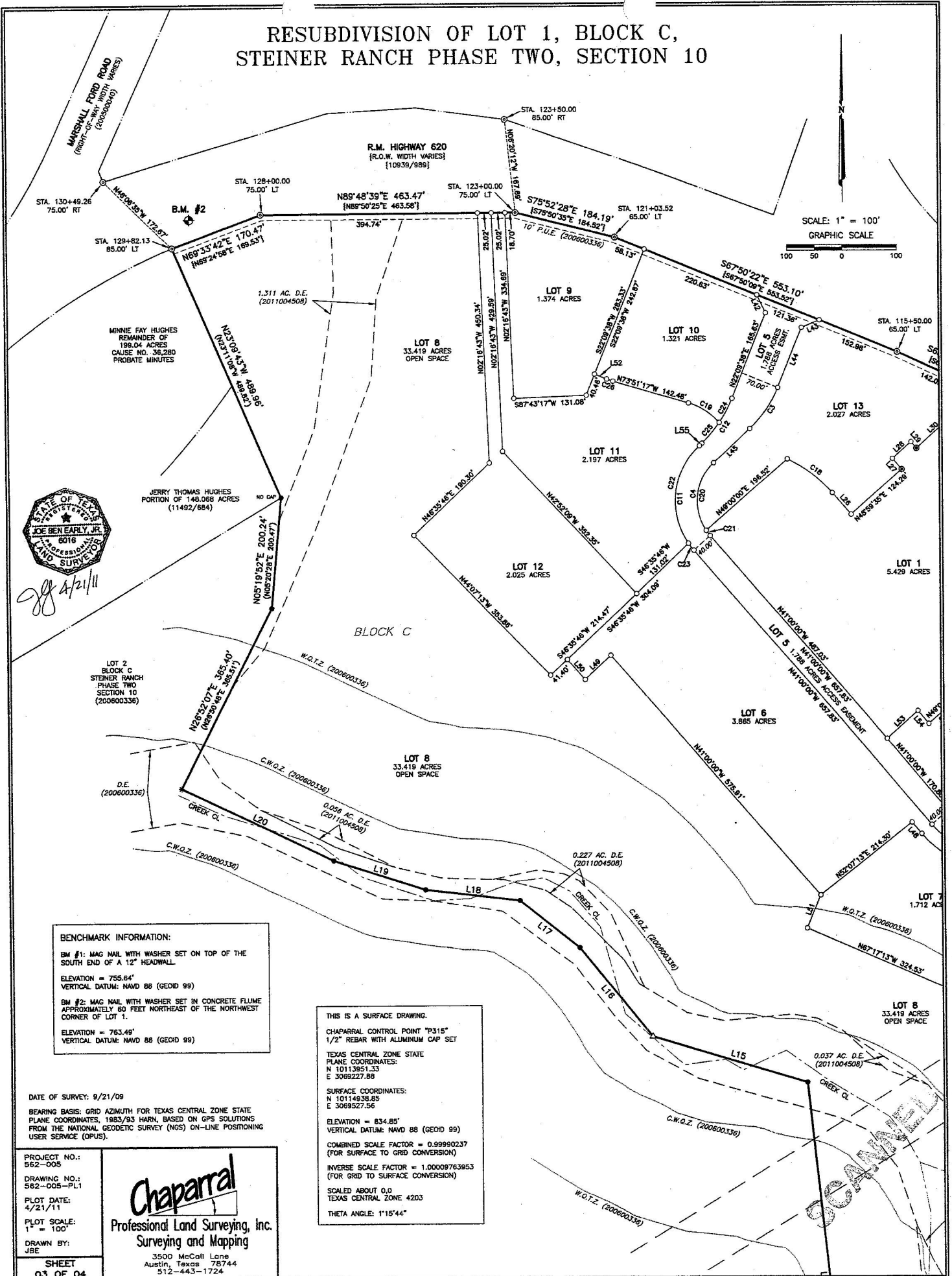


No.	BEARING	LENGTH
L28	S49°00'00"W	45.63'
L29	N41°00'00"W	15.32'
L30	S49°00'00"W	84.62'
L31	S24°01'34"W	58.29'
L32	N88°37'12"W	135.97'
L33	N01°22'48"E	123.81'
L34	S88°37'12"E	202.24'
L35	S01°22'48"W	44.18'
L36	N49°00'00"E	78.89'
L37	S41°00'00"E	63.00'
L38	S49°22'48"W	16.80'
L39	N88°37'12"W	110.02'
L40	N72°52'12"W	30.78'
L41	N72°52'12"W	10.37'
L42	N24°49'02"W	36.05'
L43	N67°09'38"E	35.36'
L44	N27°09'38"E	118.27'
L45	N47°23'58"E	89.83'
L46	S88°36'10"E	207.08'
L47	S72°52'12"E	9.62'
L48	S41°00'00"E	27.50'
L49	N46°35'48"E	63.97'
L50	S41°00'00"E	48.51'
L51	N22°42'47"E	46.58'
L52	N67°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	17°33'26"	1725.92'	134.88'	268.68'	268.14'	S79°59'44"E	S79°59'44"E C-268.14'
C2	5°17'28"	940.00'	43.44'	86.81'	86.78'	S11°22'02"W	S11°22'02"W C-86.81'
C3	25°14'20"	205.00'	45.90'	90.30'	89.57'	S34°48'48"E	S34°48'48"E C-90.30'
C4	88°23'58"	95.00'	92.36'	145.57'	132.46'	S03°11'59"W	S03°11'59"W C-145.57'
C5	32°52'12"	130.00'	36.35'	74.58'	73.55'	S57°28'06"E	S57°28'06"E C-74.58'
C6	39°45'51"	225.00'	81.37'	156.15'	153.04'	N86°14'52"E	N86°14'52"E C-156.15'
C7	25°00'51"	190.00'	42.15'	82.95'	82.28'	S78°52'22"W	S78°52'22"W C-82.95'
C8	11°35'04"	180.00'	18.26'	36.39'	36.33'	S85°38'17"W	S85°38'17"W C-36.39'
C9	28°50'30"	275.00'	73.28'	143.23'	141.82'	S85°16'03"E	S85°16'03"E C-143.23'
C10	32°52'12"	170.00'	50.15'	97.53'	96.20'	S87°28'06"E	S87°28'06"E C-97.53'
C11	89°07'56"	135.00'	132.97'	210.01'	189.47'	S03°33'59"W	S03°33'59"W C-210.01'
C12	28°07'48"	230.00'	48.82'	98.13'	97.39'	N34°23'01"E	N34°23'01"E C-98.13'
C13	11°35'05"	154.89'	15.72'	31.34'	31.28'	S85°38'17"W	S85°38'17"W C-31.34'
C14	28°41'30"	300.00'	79.52'	155.46'	153.73'	S85°20'33"E	S85°20'33"E C-155.46'
C15	32°52'12"	195.00'	57.92'	111.87'	110.34'	S87°28'06"E	S87°28'06"E C-111.87'
C16	11°35'03"	130.00'	13.19'	26.28'	26.24'	S85°38'17"W	S85°38'17"W C-26.28'
C17	16°14'28"	325.00'	46.37'	92.12'	91.81'	N87°55'56"E	N87°55'56"E C-92.12'
C18	16°14'28"	280.00'	51.87'	102.48'	101.77'	N82°44'40"W	N82°44'40"W C-102.48'
C19	32°39'54"	117.60'	34.43'	66.98'	66.08'	N87°31'21"W	N87°31'21"W C-66.98'
C20	81°10'18"	95.00'	81.38'	134.59'	123.61'	S06°48'48"W	S06°48'48"W C-134.59'
C21	71°13'41"	95.00'	6.00'	11.98'	11.88'	S37°23'10"E	S37°23'10"E C-11.98'
C22	82°24'10"	135.00'	118.19'	194.16'	177.85'	S06°55'51"W	S06°55'51"W C-194.16'
C23	6°43'46"	135.00'	7.94'	15.86'	15.85'	S37°38'07"E	S37°38'07"E C-15.86'
C24	12°17'01"	230.00'	24.75'	49.31'	49.23'	N82°18'09"E	N82°18'09"E C-49.31'
C25	12°09'44"	230.00'	24.50'	48.82'	48.73'	N40°31'31"E	N40°31'31"E C-48.82'
C26	6°00'36"	112.90'	5.91'	11.81'	11.81'	S70°50'50"E	S70°50'50"E C-11.81'

CB-

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



RECEIVED

DEC 20 2011

TNR

**TRANSPORTATION AND NATURAL RESOURCES**

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street

Executive Office Building

P.O. Box 1748

Austin, Texas 78767

tel 512-854-9383

fax 512-854-4649

AFFIDAVIT OF POSTING

TO: County Judge
County Commissioners
Travis County, Texas

TO APPROVE A Final Plat for Steiner Ranch - Phase 2, Section 10, Resubdivision of Lot 1, Block C, Subdivision and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 19 DAY OF December, 2011.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\SUBDIVN\Subdivision Review\Steiner Ranch Ph 2 Sec 10 Resubd Lot 1 Block C\Sign Notice Request.doc



NOTICE OF PUBLIC HEARING

JANUARY 17, 2012, AT 900 AM

**STEINER RANCH PHASE 2, SECTION 10,
RESUBDIVISION OF LOT 1, BLOCK C, SUBDIVISION**

PRECINCT 2

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
314 WEST 11th STREET
(FIRST FLOOR), AUSTIN**

**FOR MORE INFORMATION CALL 854-7562
AND 974-2786 (DON PERRYMAN)**


**NOTICE OF
PUBLIC HEARING**
JANUARY 17, 2012 12:00 PM
70040 NORTH MELODY DRIVE
FREDERICKS, TEXAS 78625
AGENDA 2
AT THE TRAVIS COUNTY
COMMISSIONERS' OFFICE
1001 WEST 10TH STREET
FIRST FLOOR, AUSTIN
FOR MORE INFORMATION CALL 800-782-
4615 OR VISIT WWW.TXDOT.PEOPLE