



Item 11

Travis County Commissioners Court Agenda Request

Meeting Date: April 30, 2013

Prepared By: Paul Scoggins **Phone #:** 854-7619 *DSW*

Division Director/Manager: Donald W. Ward, P.E., Assistant Public Work Director
- Road and Bridge Division

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

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Consider and take appropriate action on the following in Precinct Two:

- A) the acceptance of the dedication of the public street and drainage facilities within Steiner Ranch Phase 1, Section 4B; and
- B) a proposed license agreement with Steiner Ranch Master Association for improvements within the ROW of Section 4B.

BACKGROUND/SUMMARY OF REQUEST:

The Steiner Ranch Phase One, Section 4B was recorded on December 6, 1996 at Volume 98, Pages 29-31. This subdivision has been inspected for conformance with approved plans and specifications as listed. It will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within these subdivisions have been inspected by a Registered Accessibility Specialist. Violations were found. The owner has submitted a check in the amount \$64,500.00 as remediation fees for the violations. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Steiner Ranch Phase One, Section 4B is accessed from Quinlan Park Road, a street maintained by Travis County. This action will add an overall total of 0.62 miles to the Travis County road system.

The applicant also requests to enter into a license agreement for private improvements within public ROW within the subject subdivision. The covered improvements do not reduce sight distance conditions or place unacceptable hazards in the clear recovery zone.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

The construction of this project has been considered complete since 1997. However, not receiving certain "Requirements..." list items, along with the sidewalk issues, kept the County from moving forward with their acceptance. The outstanding items have now been submitted and the sidewalk issues have been addressed. Travis County staff will consider the time between the approximate completion date (1997) and the Commissioners Court acceptance date as the warranty period for this subdivision. All Travis County issued punch list items have been addressed.

In regards to the proposed license agreements, "...the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the COUNTY and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION's construction, maintenance or use of the Licensed Property." The TC Twin Creeks Community, Inc. (the "ASSOCIATION") has provided insurance that adds Travis County as an additional insured for the improvements as described in the attached agreements. The improvements will maintain the 7' clear zone in order to adequately address the safety of the traveling public. The proposed license agreements utilize the standard form.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letters
- Lists of Streets
- Requirements for Approval
- RAS List
- Remediation Fee Letter
- License Agreement
- Location Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561 <i>AM</i>

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565
Charles Allen	Inspector	Development Services	266-3314

SM:AB:ps

1101 - Development Services - Steiner Ranch Phase One, Section 4B

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE



700 Lavaca Street-5th Floor
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

**CONSTRUCTION ACCEPTANCE/PERFORMANCE PERIOD INSPECTION
FOR RELEASE OF FISCAL**

DATE: January 10, 2013

TO: **DEVELOPER:** **ENGINEER:**
Taylor Morrison of Texas Espy, Huston, & Associates, Inc.
11200 Lakeline Blvd. P.O. Box 519
Suite 150A Austin, TX 78767
Austin, TX 78717

SUBJECT: Steiner Ranch Phase 1, Section 4B

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

OTHER REMARKS:

BY: Don W. Ward 4/15/13
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

Paul Scoggins 4/11/13
TNR Engineering Specialist – Paul Scoggins

Charles Allen
TNR Inspector – Charles Allen

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 491Y

Steiner Ranch Phase One, Section 4B

Pct.# 2
Atlas No. L-06

RECORDED AT VOLUME 98, PAGES 29-31 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 12/06/1996

THIS SUBDIVISION CONTAINS 3 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF		CURB & GUTTER
						PVMNT	PVMNT	
1	Burkes Lane	SE corner of Lot 9, Blk C to end of cul-de-sac	1169	0.22	50	HMAC	30' F-F	YES
2	Grimes Ranch Road	Steiner Ranch Blvd to NE corner of Lot 16, Blk B	790	0.15	60	HMAC	40' F-F	YES
3	Steiner Ranch Blvd	Quinlan Park Road to Grimes Ranch Road	1314	0.25	90	HMAC	55' F-F	YES
Total Footage/Mileage			3273	0.62				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 49

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-3 TOTALING
THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT TWO.

0.62 MILES BE ACCEPTED BY

30-Apr-13
DATE

Donald W. Ward 4/15/13

Donald W. Ward, PE
Assistant Public Works Director -
Road and Bridge Division

DP = DOUBLE PENETRATION
HMAC = HOT MIX ASPHALT
C = CONCRETE
UPP = UNPAVED, PIT RUN
UPS = UNPAVED, SELECT

DATE APPROVED BY COMMISSIONERS COURT

TaylorMorrison

TAYLOR MORRISON
OF TEXAS, INC.

Austin Division
11200 Lakeline Blvd.
Suite 150A
Austin, TX 78717
p. (512) 328-8866
f. (512) 328-7988
taylormorrison.com

January 4, 2013

Mr. Paul Scoggins
Travis County
Transportation and Natural Resources
P. O. Box 1748
Austin, Texas 78767

Re: Steiner Ranch, Phase One, Section 4B

Dear Paul:

Enclosed please find a check in the amount of \$64,500.00 for remediation fees in lieu of reconstructing and/or retrofitting driveways and sidewalks in the above referenced subdivision in Steiner Ranch.

Included is the list of the driveways and sidewalks to which the remediation applies.

Please let me know if you need anything else; I can be reached at 512.532.2128.

Sincerely,

Taylor Woodrow Communities/Steiner Ranch, Ltd.

Chad Harkin
Land Development Project Manager

CH/pjh
Enclosures

Steiner Ranch Phase 1 Section 4B Sidewalks

Intersection of Burks Lane and Grimes Ranch Road Reconstruct 4 curb ramps,

1 at northeast corner

1 at the northwest corner

2 at the southwest corner

Driveway needs triangular section to connect to 2% crossing at driveway.

3107 Burkes Lane (2 required)

3111 Burkes (2 required)

3117 Burkes (1 required east side)

Driveway grades exceed 2% crossing, requires reconstruction/retrofit of driveway

3001 Burkes

3005 Burkes

3007 Burkes

3123 Burkes

3209 Burkes

Curb ramps \$3,000.00 Each

Triangular repair \$500.00 Each

Driveway Rebuild \$10,000. Each

Driveway rehab \$5,000.00 Each

Based upon the above, It looks like we would need them to post \$64,500.00

22TravisC3 TRAVIS COUNTY
411 W 13th Street 8th Floor
Austin, TX 78701

TWC/STEINER RANCH, LTD
Check Number 22912-00003439
Check Date Dec 14, 2012

Date	Invoice	Reference	Payment Amt	Retention	Discount	Lic. WHold.	Total Payment
22902 TWC/STEINER RANCH, LTD 12/10/2012 201212107		22902100-009000- General Infras	64,500.00	.00	.00	.00	64,500.00
Total Remittance			64,500.00	.00	.00	.00	64,500.00

Taylor Morrison

THE FACE OF THIS DOCUMENT IS PRINTED BLUE - THIS DOCUMENT CONTAINS A WATERMARK - VERIFY FOR AUTHENTICITY

TWC/STEINER RANCH, LTD

11200 Lakeline Blvd
Suite 150A
Austin, TX 78717

VOID AFTER 120 DAYS

Wachovia Bank, NA
Pensacola, FL 32501

63-101/632


Date
Dec 14, 2012

Check Number
22912-00003439

Pay *Sixty Four Thousand Five Hundred Dollars 00 Cents*

Amount
\$64,500.00

To
The
Order
Of
TRAVIS COUNTY
411 W 13th Street 8th Floor
Austin, TX 78701

Per 
Per 

PAYABLE IN U.S. DOLLARS

⑈00003439⑈ ⑆063210125⑆ 2079900568833⑈

LICENSE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Agreement is made and entered into by and between Travis County, Texas, (the "COUNTY") and the Steiner Ranch Master Association (the "ASSOCIATION"), hereinafter collectively referred to as the "Parties", for the purposes and consideration described herein.

WITNESSETH:

WHEREAS, the COUNTY has accepted the dedication of the roads in Steiner Ranch, Phase One, Section 4B (Hancock Hill), a subdivision located in Travis County, being more particularly described in that certain plat recorded at Volume 98, Pages 29-31 of the Plat Records of Travis County, Texas (the "Subdivision"); and

WHEREAS, the ASSOCIATION plans to pay expenses and maintain certain lighting, landscaping and improvements in portions of the right-of-way at the entry of the subdivision at Steiner Ranch Blvd. and Grimes Ranch Road, and custom street signs in the rights-of-way in the Subdivision; and

WHEREAS, the landscaping and improvements include, but are not limited to, an irrigation system, lighting, trees and shrubs (the "Improvements") within portions of the right-of-way of the Subdivision roads, which are not intended or used for vehicular traffic; and

WHEREAS, the area of the right-of-way within which the Improvements are to be installed and/or maintained (the "Licensed Property") is described in the Exhibit "A", which is attached hereto and incorporated herein for all purposes;

NOW, THEREFORE, the COUNTY and the ASSOCIATION agree as follows:

I. Grant

Subject to the conditions in this Agreement and to the extent of the right, title and interest of the COUNTY in and to the Licensed Property and without any express or implied warranties, the COUNTY grants to the ASSOCIATION permission to use the Licensed Property to construct, maintain and repair the Improvements existing in the Licensed Property as of the date of this Agreement.

II. Consideration

The COUNTY and the ASSOCIATION each acknowledge the receipt and sufficiency of good and valuable consideration for the execution of this Agreement, including but not limited to the following:

1. The beautification to be afforded to the community by the Improvements; and

2. The agreement by the ASSOCIATION to provide the below-specified insurance and indemnification in favor of the COUNTY.

III. County's Rights to Licensed Property

A. This Agreement is expressly subject and subordinate to the present and future right of the COUNTY, its successors, assigns, lessees, grantees, and licensees, to construct, install, establish, maintain, use, operate, and renew any public utility facilities, franchised public facilities, roadways or streets on, beneath or above the surface of the Licensed Property. The COUNTY shall take reasonable measures to prevent damage to any Improvements on the Licensed Property, however, any damage to or destruction of the ASSOCIATION's property by the COUNTY in the exercise of the above-described rights shall be at no charge, cost, claim or liability to the COUNTY, its agents, contractors, officers or employees. Nothing in this Agreement shall be construed to limit in any way the power of the COUNTY to widen, alter or improve the Licensed Property pursuant to official action by the governing body of the COUNTY or its successors; provided, however, that the COUNTY shall provide the ASSOCIATION with at least thirty (30) days prior written notice of any such contemplated action.

B. NOTWITHSTANDING ANY PROVISIONS IN THIS AGREEMENT TO THE CONTRARY, THE COUNTY RETAINS THE RIGHT TO ENTER UPON THE LICENSED PROPERTY, AT ANY TIME AND WITHOUT NOTICE, ASSUMING NO OBLIGATION TO THE ASSOCIATION, TO REMOVE ANY OF THE IMPROVEMENTS OR ALTERATIONS THEREOF, WHENEVER SUCH REMOVAL IS DEEMED NECESSARY FOR: (A) EXERCISING THE COUNTY'S RIGHTS OR DUTIES WITH RESPECT TO THE LICENSED PROPERTY; (B) PROTECTING PERSONS OR PROPERTY; OR (C) THE PUBLIC HEALTH OR SAFETY WITH RESPECT TO THE LICENSED PROPERTY.

IV. Insurance

A. The ASSOCIATION shall, at its sole expense, provide extended public liability insurance coverage, written by a company acceptable to the County, licensed to do business in Texas, in the amounts of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) per occurrence and ONE MILLION DOLLARS (\$1,000,000.00) in the aggregate for property damage and personal injury and death, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the COUNTY OF TRAVIS as co-insured or as an additional insured. This insurance coverage shall cover all perils arising out or connected in any way to the activities of the ASSOCIATION, its officers, employees, agents or contractors, relative to this Agreement. The ASSOCIATION shall be responsible for any deductibles stated in the policy. A true copy of each instrument affecting such additional coverage shall be delivered to the COUNTY'S County Executive of Transportation & Natural Resources Department within twenty-one (21) days of the effective date of this Agreement.

B. The ASSOCIATION shall not cause any insurance to be canceled nor permit any insurance to lapse. All insurance certificates shall include a clause to the effect that the

policy shall not be canceled, reduced, restricted or otherwise limited until thirty (30) days after the COUNTY has received written notice as evidenced by a return receipt of registered or certified mail.

V. Indemnification

To the extent permitted by Texas law, the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the COUNTY and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION's construction, maintenance or use of the Licensed Property. This indemnification provision, however, shall not apply to any claims, suits, damages, costs, losses or expenses (i) for which the COUNTY shall have been compensated by insurance provided under Paragraph IV, above, or (ii) arising solely from the negligent or willful acts of the COUNTY, provided that for the purposes of the foregoing, the COUNTY'S act of entering into this Agreement shall not be deemed to be a "negligent or willful act".

VI. Conditions

A. Compliance with Regulations. The ASSOCIATION agrees that all construction, maintenance and repair permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal policies, traffic, building, health and safety ordinances, laws and regulations.

B. ASSOCIATION's Responsibilities. The ASSOCIATION will be responsible for any damage to or relocation of existing facilities required by the construction of the improvements. Further, the ASSOCIATION shall reimburse the COUNTY for all reasonable costs incurred by the COUNTY in replacing or repairing any property of the COUNTY or of others which was damaged or destroyed as a result of activities under this Agreement by or on behalf of the ASSOCIATION.

C. Maintenance. The ASSOCIATION shall maintain the Licensed Property by keeping the area free of debris and litter. The removal of dead, or dying, plants shall also be handled by the ASSOCIATION at its expense.

D. Removal or Modification. The ASSOCIATION agrees that removal or modification of any improvements now existing or to be later replaced shall be at the ASSOCIATION's sole discretion, except where otherwise provided by this Agreement. This Agreement, until its expiration or revocation, shall run as a covenant on the land on the above-described real property, and the terms and conditions of this Agreement shall be binding on any successors and assigns in interest to the ASSOCIATION or the COUNTY. A written memorandum of this agreement shall be filed in the Official Public Records of Travis County, Texas.

E. Security Deposit. The ASSOCIATION shall provide the COUNTY with cash in a cashier's check in the amount of THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$3,600.00). Cash provided to the COUNTY will be deposited with the

County Treasurer and interest, on the amount, will be paid to the ASSOCIATION, on an annual basis upon the receipt by the Treasurer of a letter requesting such interest. The only condition to a draft on the cash security shall be a letter from the Travis County Judge indicating that the ASSOCIATION has not fulfilled its obligations under this Agreement and that the COUNTY has incurred or will incur expenses with regard to the Improvements located on, upon or in the Licensed Property.

F. Default. In the event that the ASSOCIATION fails to maintain the Licensed Property, then the COUNTY shall give the ASSOCIATION written notice thereof by registered or certified mail, return receipt requested, to the addresses set forth below. The ASSOCIATION shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of and, if the ASSOCIATION does not satisfactorily remedy the same within the thirty (30) day period, the COUNTY may, at the COUNTY'S option, perform the work or contract for the completion of the work. In addition, the ASSOCIATION agrees to pay, within thirty (30) days of written demand by the COUNTY, all reasonable costs and expenses incurred by the COUNTY in completing the work.

VII. Commencement; Termination by Abandonment

This Agreement shall begin on the date of full execution and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein, unless terminated under other provisions of this Agreement. If the ASSOCIATION abandons the use of all or any part of the Licensed Property for such purposes set forth in this Agreement, then this Agreement, as to such portion or portions abandoned, shall expire and terminate following thirty (30) days written notice by the COUNTY to the ASSOCIATION, if such abandonment has not been remedied by the ASSOCIATION within such period. The COUNTY shall thereafter have the same title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter on the Licensed Property and terminate the rights of the ASSOCIATION, its successors and assigns hereunder. All installations of the ASSOCIATION not removed shall be deemed property of the COUNTY as of the time abandoned.

VIII. Termination

A. Termination by the ASSOCIATION. The ASSOCIATION may terminate this Agreement by delivering written notice of termination to the COUNTY not later than thirty (30) days before the effective date of termination. If the ASSOCIATION so terminates, then it may remove installations, that it made, from the Licensed Property, within the thirty (30) day notice period. Any installations not removed within said period are agreed to be the property of the COUNTY.

B. Termination by County. The COUNTY may revoke this Agreement at any time, if such revocation is reasonably required by the public interest, after providing at least thirty (30) days prior written notice to the ASSOCIATION. Subject to prior written notification to the ASSOCIATION or its successors in interest, this Agreement is revocable by the COUNTY if:

1. The Improvements, or a portion of them, interfere with the COUNTY'S use of the Licensed Property;
2. Use of the Licensed Property becomes necessary for a public purpose;
3. The Improvements, or a portion of them, constitute a danger to the public, which the COUNTY deems not to be remediable by alteration or maintenance of such Improvements;
4. Despite thirty (30) days written notice to the ASSOCIATION, maintenance or alteration necessary to alleviate a danger to the public has not been made; or
5. The ASSOCIATION fails to comply with the terms and conditions of this Agreement, including, but not limited to, the insurance requirements specified herein.

If the ASSOCIATION abandons or fails to maintain the Licensed Property, and the COUNTY receives no substantive response within thirty (30) days following written notification to the ASSOCIATION, then this Agreement shall terminate and the COUNTY may remove and/or replace all Improvements or a portion thereof and collect from ASSOCIATION the COUNTY'S actual expenses incurred in connection therewith.

IX. Eminent Domain

If eminent domain is exerted on the Licensed Property by paramount authority, then the COUNTY will, to the extent permitted by law, cooperate with the ASSOCIATION to effect the relocation of the ASSOCIATION's affected installations at the ASSOCIATION's sole expense. The ASSOCIATION shall be entitled to retain all monies paid by the condemning authority for its installations taken, if any.

X. Interpretation

In the event of any dispute over its meaning or application, this Agreement shall be interpreted fairly and reasonably and neither more strongly for or against either party.

XI. Application of Law

This Agreement shall be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the Parties as evidenced by this Agreement.

XII. Venue

TO THE EXTENT ALLOWED BY TEXAS LAW, IT IS AGREED THAT VENUE FOR ALL LAWSUITS CONCERNING THIS AGREEMENT WILL BE IN TRAVIS COUNTY, TEXAS. THIS AGREEMENT CONCERNS REAL PROPERTY LOCATED

IN TRAVIS COUNTY, TEXAS, AND IS WHOLLY PERFORMABLE IN TRAVIS COUNTY.

XIII. Covenant Running with Land

This License Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns.

XIV. Assignment

The ASSOCIATION shall not assign, sublet or transfer its interest in this Agreement without the written consent of the COUNTY. If such consent is granted, it shall then be the duty of the ASSOCIATION, its successors and assigns, to give prompt written notice to the COUNTY of any assignment or transfer of any of the ASSOCIATION's rights in this Agreement, giving name, date, address and contact person.

XV. Notice

Any notice and/or statement, required or permitted hereunder, shall be deemed to be given and delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such other addresses specified by written notice delivered in accordance herewith:

ASSOCIATION:

Steiner Ranch Master Association, Inc.
Attn: Scott Selman, Executive Director
12550 Country Trails Lane
Austin, Texas 78732

COUNTY:

Honorable Samuel T. Biscoe (or successor)
Travis County Judge
P.O. Box 1748
Austin, Texas 78767

COPY TO:

Steven M. Manilla, P.E., County Executive (or successor)
Travis County Transportation and Natural Resources Department
P.O. Box 1748
Austin, Texas 78767

COPY TO:

Honorable David A. Escamilla (or successor)
Travis County Attorney
P.O. Box 1748
Austin, Texas 78767
Attn: File No. 83.____

XVI. Annexation by the City

A. If the total area within the Licensed Property is annexed for full purposes by the City of Austin or other incorporated municipality (the "CITY"), then all references in this Agreement to "the COUNTY" shall be construed to mean "the CITY"; all references to "the County Executive of the COUNTY Transportation and Natural Resources Department" shall be construed to mean "the Director of the CITY Department of Public Works & Transportation"; all references to "the Commissioners Court" shall be construed to mean "the CITY Council". Any other references to COUNTY employees shall be construed to mean the analogous CITY employee or officer.

EXECUTED AS OF THE DATES SET FORTH BELOW:

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe, County Judge

Date: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2013, by Samuel T. Biscoe, County Judge of Travis County, Texas, a duly organized County and political subdivision of the State of Texas, on behalf of said County.

Notary Public in and for the State of Texas

Printed/Typed Name

My commission expires

TERMS AND CONDITIONS ACCEPTED, this the ____ day of _____, 2013.

THE ASSOCIATION:

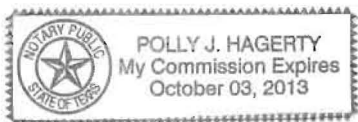
By: 
Abid R. Khoury, President

Date: 2.15.13

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 15th day of February, 2013, by Abid R. Khoury as President of the Steiner Ranch Master Association, a Texas non-profit corporation, on behalf of said corporation.



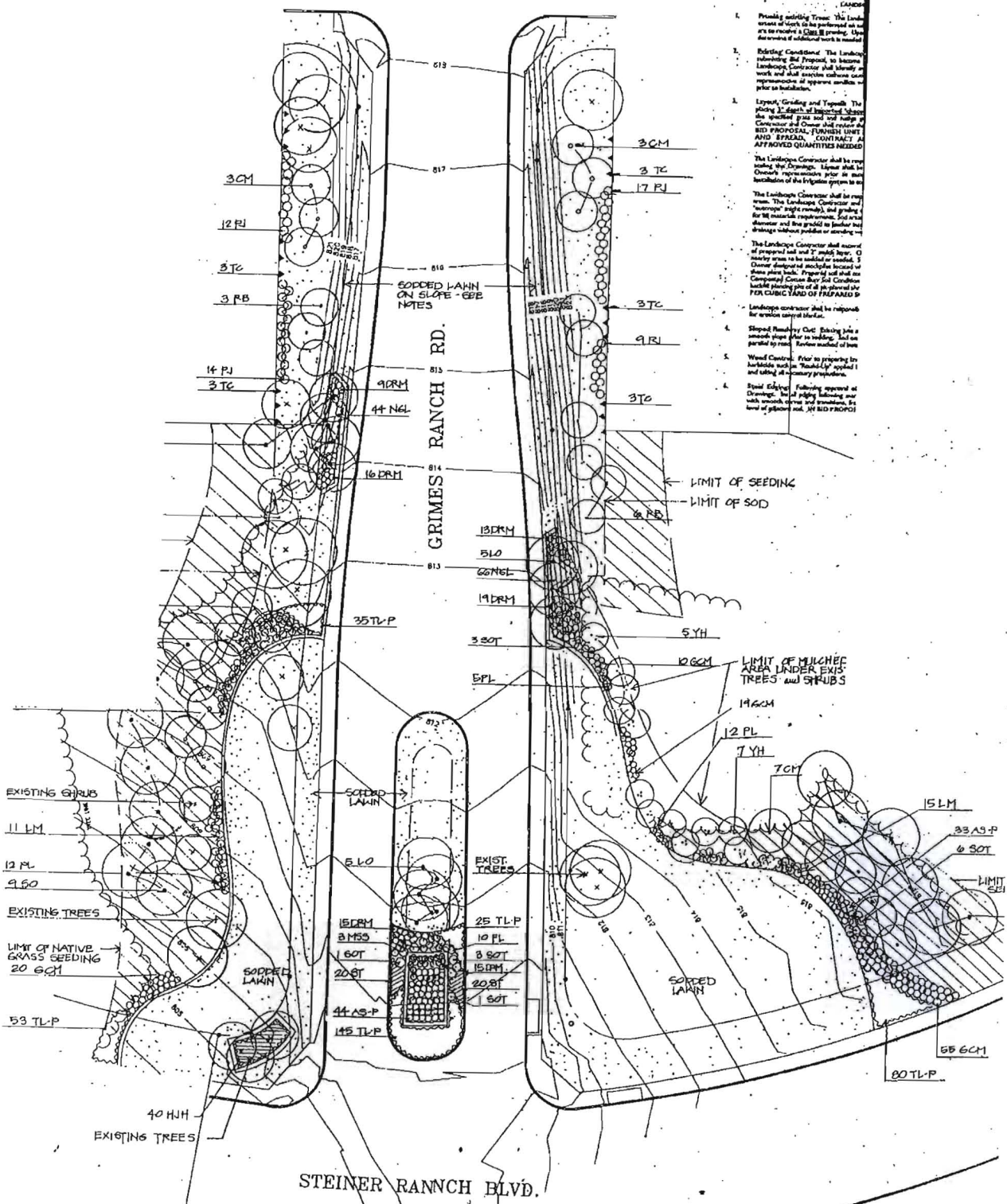
Polly J. Hagerty
Notary Public in and for the State of Texas

Polly J. Hagerty
Printed/Typed Name

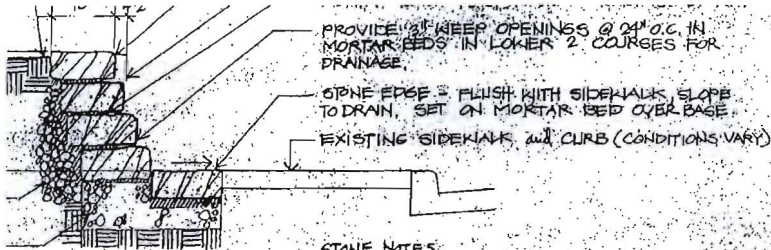
10.3.13
My commission expires

ADDRESS OF ASSOCIATION:

Steiner Ranch Master Association
12550 Country Trails Lane
Austin, Texas 78732
512.266.7553



- LANDSCAPE**
1. Provide existing Trees. The Landscaper shall be responsible for all trees to remain in place. If any trees are to be removed, the Contractor shall provide a suitable replacement for each tree removed.
 2. Existing Conditions: The Landscaper, upon accepting the contract, shall verify the site conditions and shall provide a written report of any discrepancies or special conditions prior to installation.
 3. Layout, Grading and Topsoil: The Landscaper shall submit a site plan showing the layout of all plantings, sodded areas, and topsoil. The Contractor shall provide all topsoil and sod. The Contractor shall be responsible for the installation of the irrigation system in accordance with the approved plan.
 4. The Landscaper Contractor shall be responsible for the installation of the irrigation system in accordance with the approved plan. The Contractor shall provide all materials, labor, and equipment necessary for the installation of the irrigation system.
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 9. The Landscaper Contractor shall be responsible for the installation of the irrigation system in accordance with the approved plan. The Contractor shall provide all materials, labor, and equipment necessary for the installation of the irrigation system.
 10. The Landscaper Contractor shall be responsible for the installation of the irrigation system in accordance with the approved plan. The Contractor shall provide all materials, labor, and equipment necessary for the installation of the irrigation system.



STONE NOTES

1. COLOR OF STONE: CREAM, IVY/TANS and BROWNS & RANDOM.
2. COURSES TO BE UNIFORM, EQUAL HT. OF 8" EACH. SEE SIGN ELEVATION THIS SHEET.
3. STONE - CHOP BLOCK LIMESTONE. SUBMIT SAMPLES OF STONE TO OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY TO SITE.
4. STONE SIZE: 4" x 10" DEPTH x 6"-8" HEIGHT x 12"-20" LENGTH.

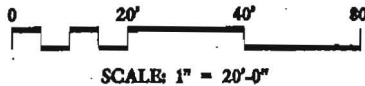
STONE WALL DETAIL

LIGHTING LEGEND

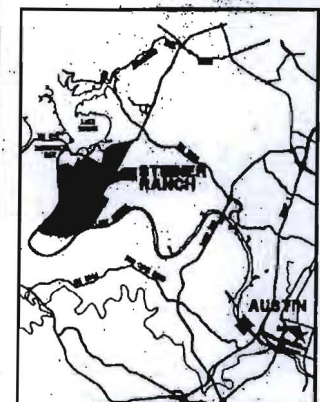
- Ground Mounted Sign Lights: Hubbell Area Fluorescent Floodlight AFF-040 (40 watt warm fluorescent), with custom sheet aluminum shields (top and both sides), painted to match fixture. Install on 1/2" NPT x 14" long, black conduit staff placed in 12" round x 12" deep concrete pier, top 2" above finished grade.
- ▼ Inground Landscape Lights: Haco Inground Uplight 13G-H100HE 120 volt, guard: 100MH, 100w R40 Metal Halide. Install per manufacturer's instructions.

LANDSCAPE LIGHTING SPECIFICATION AND INSTALLATION NOTES:

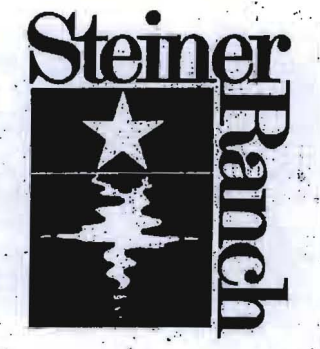
1. Sign and landscape lighting system to be installed by licensed electrician with documented experience of installing landscape lighting systems of similar scope within the last two years. Lighting Contractor to provide all associated equipment such as conduit, weatherproof and/or waterproof junction boxes, ballasts, connectors, harnesses, time clocks, etc., necessary to provide a complete landscape lighting system. Lighting contractor shall review proposed layout of lighting system and equipment locations with Landscape Architect and Owner prior to commencing installation. Following installation, adjust light fixtures as required until Owner and Landscape Architect are satisfied with effect. Provide two-year warranty on all equipment, including lamps and ballasts, and installation.
2. Refer to drawings for lamp type and wattage.
3. Transformers for lampholders shall be "ganged" in inconspicuous, accessible, remote location in horizontal, weatherproof, box tray near ground level (not mounted in trees). Review proposed layout of lighting system and equipment locations with Landscape Architect prior to installation.
4. All equipment and apparatus shall be U.L. listed, and installation shall comply with N.E.C. and all applicable codes. All equipment shall be painted to blend in with background (cream where need to limestone, gray-brown on tree trunks).
5. In order to avoid unnecessary disturbance of tree roots, use rigid conduit below ground, from junction box/transformer location to trees. Plan layout in order to minimize trenching.
6. Install Karlock (or equal) flexible conduit from base of tree to minimum 8' height above ground. At end of conduit, install waterproof hub (for single cable) or W.P. bell box for multiple cables. Paint conduit and bell box to match tree trunk. Electrical cord to light fixtures shall be SITO, attached to tree trunk and branches using long, galvanized cord staples. Provide 3' length of excess cord in loop at fixture to allow for final adjustment and growth of tree.
7. Mount fixtures to tree branches utilizing galvanized mounting plates drilled for hub connection and to accommodate at least two mounting screws. Mounting screws shall be "hanger bolts": 1/4-20 threads x 5" length (one end wood screw threads; other end bolt threads). Install at least two (2) inches of bolt into tree branch and install with minimum two (2) inches of clearance between tree branch and mounting plate. Use multiple nuts and locking washer for secure mounting. Downlighting fixtures shall be mounted high in trees, above lower branches, to provide "moonlight" effect and create shadow patterns on ground surfaces. Uplighting fixtures shall be mounted at ground level to illuminate canopy of trees. All fixtures shall be inconspicuously located and shielded so as to prevent glare.
8. Lighting systems to be controlled by time clocks installed in same weatherproof enclosure as irrigation controller, at locations shown on the Drawings. Final locations to be determined by Owner. Coordinate time schedules with Owner. Clock to be "Intermatic" Astronomical Time Switch #ETS16CR. Available from Sumner's Electric Supply, Austin, Texas.



Revisions table with columns for description and date.



KEY MAP N.T.S. North



SHEET NAME
 PHANCOCK HILL
 PHASE I, SECTION 4B
 LANDSCAPE CONSTRUCTION PLAN

Project no: 962036-56
 SCALE: 1" = 20' 0"
 FILE: J:\962032\ENT4B
 Drawn by: BA
 Reviewed by:
 Date: 4/18/97

REVISIONS table with columns for description and date.

SHEET NO.
 2 of 4

THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

THAT 521 DEVELOPMENT, LTD., ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, D.M. RANCH DEVELOPMENT, INC., A TEXAS CORPORATION, WHOSE TREASURER IS JAMES D. PLASEK, BEING THE OWNER OF 23.24 ACRES OF LAND OUT OF THE HATTIE E. HANCOCK SURVEY NO. 70, LOCATED IN TRAVIS COUNTY TEXAS, BEING A PORTION OF THAT 200.95 ACRE TRACT CALLED "TRACT 1" CONVEYED TO 521 DEVELOPMENT, LTD. AS RECORDED IN VOLUME 12411, PAGE 328, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 23.24 ACRES OF LAND, PURSUANT TO TITLE 13 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

STEINER RANCH, PHASE ONE, SECTION 4B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HEREOF GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, 521 DEVELOPMENT, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF December, 1995, A.D.

521 DEVELOPMENT, LTD.
BY: D. M. RANCH DEVELOPMENT, INC., GENERAL PARTNER

J. D. Plasek
BY: JAMES D. PLASEK
TREASURER
D.M. RANCH DEVELOPMENT, INC.
7206 N. MO-PAC, SUITE 400
AUSTIN, TEXAS 78731

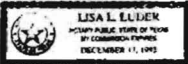
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES D. PLASEK, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF December, 1995, A.D.

Lisa L. Luder
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

Lisa L. Luder
PRINTED NAME
MY COMMISSION EXPIRES 12/18/95



THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DONALD J. KIRBY, 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 COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 13 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 20 DAY OF February, 1996 A.D.



Donald J. Kirby
DONALD J. KIRBY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2508 - STATE OF TEXAS
SURVEY RESOURCES, INC.
P.O. BOX 162690
AUSTIN, TEXAS 78716-2690

APPROVED FOR ACCEPTANCE

David...
AUGUSTINE CO. ENGINEER
DEVELOPMENT SERVICES DEPARTMENT

3/6/96
DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PRINTING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 12th DAY OF MARCH, 1996, A.D.

John Q. R.
CHAIRPERSON

J.C. "Dusty" McConel
SECRETARY

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND "STOP AND YIELD SIGNS", SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 6th DAY OF December, 1996, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK PL-1 PAGE(S) 125

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 6th DAY OF December, 1996, A.D.

DANA DEBEAUVOR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: Shirley Ranspel
DEPUTY

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 OF THE 6th DAY OF December, 1996, AT 3:00 O'CLOCK P. M., AND DULY RECORDED ON THE 6th DAY OF December, 1996, A.D., AT 3:00 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 98, PAGE(S) 27, 30, 31

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 6th DAY OF December, 1996, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: K. Renteria
DEPUTY

FILED FOR RECORD AT 3:00 O'CLOCK P. M., ON THIS THE 6th DAY OF December, 1996, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: K. Renteria
DEPUTY

FLOODPLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, COMMUNITY PANEL NO. 48453C-0285-E & 48453C-0290-E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993. IN ADDITION, THE 100-YEAR FLOOD PLAIN MUST BE CONTAINED IN DRAINAGE EASEMENTS.

12/21/95

DATE

Danny R. Martin
DANNY R. MARTIN
REGISTERED PROFESSIONAL ENGINEER
NO. - 44960 STATE OF TEXAS
ESPEY, HUSTON & ASSOCIATES, INC.
P.O. BOX 519
AUSTIN, TEXAS 78767

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I REVIEWED THE PLAT SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

12/21/95

DATE

Danny R. Martin
DANNY R. MARTIN
REGISTERED PROFESSIONAL ENGINEER
NO. - 44960 STATE OF TEXAS
ESPEY, HUSTON & ASSOCIATES, INC.
P.O. BOX 519
AUSTIN, TEXAS 78767

PROJECT: STNR RANCH
PHASE 1, SEC. 4B
JOB NUMBER: 2446-22
DATE: DECEMBER, 1994
SCALE: 1" = 100'
SURVEYOR: DON KIRBY
TECHNICIAN: AY
DRAWING: E:\STNR\SECA\244622-1
FIELDNOTES: N/A
PARTYCHIEF: P.B.
FIELDBOOKS: 6398, 6399



206 WILD BASIN RD.
SUITE #200
P. O. BOX 162690
AUSTIN, TEXAS
78716 - 2690
(512) 328 - 8221

STEINER RANCH
PHASE ONE
SECTION 4B

SHEET
1
OF
3
SRI PLAT No.
E001-2446-04

NOTES:

1. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS, TRAVIS COUNTY W.C.I.D. NO.17 STANDARDS, AND STATE OF TEXAS STANDARDS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL.
2. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE PLAT IN THE STREET RIGHT-OF-WAY: STEINER RANCH BOULEVARD - BOTH SIDES; BURKS LANE - EAST SIDE; GRIMES RANCH ROAD (90' R.O.W.) BOTH SIDES; GRIMES RANCH ROAD (60' R.O.W.) BOTH SIDES; GRIMES RANCH ROAD (50' R.O.W.) WEST SIDE. 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.
3. 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 MAY 21 1996. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12828, PAGE 475 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.
6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. ALL CORNER LOTS SHALL HAVE DRIVEWAY ACCESS TO THE LESSER STREET BY CLASSIFICATION.
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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. THIS SUBDIVISION IS EXEMPT FROM STORM WATER DETENTION REQUIREMENTS PER SECTION 1.2.2.E OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
12. BENCHMARKS:
 - A. BM RP-#047 ELEVATION= 779.60'
 SQUARE CUT IN THE SOUTHERN CORNER OF THE CONCRETE FOOTING OF THE METAL ELECTRIC TRANSMISSION LINE TOWER AT THE END OF THE EXISTING STEINER RANCH BOULEVARD IN THE 100' WDE. L.C.R.A. EASEMENT.
 - B. BM RP-#048 ELEVATION= 801.47'
 BOAT-SPIKE IN THE EAST FACE OF A 10' OAK TREE LOCATED NEAR THE CEMETARY, AND APPROXIMATELY AT STATION 158+10, 100' LEFT OF STEINER RANCH BOULEVARD.
 - C. BM RP-#050 ELEVATION= 791.69'
 "X" ON TOP OF A BOLT AT THE NORTHEAST CORNER OF EASTERLY CONCRETE FOOTER OF THE ELECTRIC TOWER LOCATED APPROXIMATELY AT CENTER LINE STATION 168+50.30' RIGHT.
13. LOT 35 BLOCK A AND LOT 27 BLOCK C ARE RESERVED AS GREENBELT, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. PUBLIC UTILITY EASEMENTS ARE DEFINED ON THIS PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT, IMPERVIOUS COVER (OTHER THAN DRAINAGE FACILITIES), AND CONSTRUCTION ON SLOPES IN ACCORDANCE WITH THE LAKE AUSTIN ORDINANCE, SECTIONS 13-3-621 AND 13-3-622. A COVENANT RESTRICTING THESE LOTS AGAINST RESIDENTIAL DEVELOPMENT, AND DEFINING GREENBELT AND THE ALLOWABLE RECREATIONAL USES HAS BEEN RECORDED IN VOLUME 12828, PAGE 440, OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.
14. IMPERVIOUS COVER ON EACH RESIDENTIAL LOT IS LIMITED TO 2,500 SQUARE FEET.
15. THIS SUBDIVISION IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED AND IS IN COMPLIANCE WITH THE LAKE AUSTIN WATERSHED ORDINANCE.
16. NO CUT OR FILL ON ANY LOT WITHIN THIS SUBDIVISION SHALL EXCEED A MAXIMUM OF FOUR (4) FEET, EXCEPT FOR STRUCTURAL EXCAVATION OR WHERE VARIANCES HAVE BEEN APPROVED BY THE CITY OF AUSTIN.
17. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE-FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
18. SECTION 13-3-627 OF THE LAKE AUSTIN WATERSHED ORDINANCE SPECIFIES THAT DEVELOPMENTS WITH IMPERVIOUS COVER EXCEEDING 18% ON SLOPES 25% AND UNDER SHALL HAVE STRUCTURAL WATER QUALITY CONTROLS. IMPERVIOUS COVER FOR THIS SUBDIVISION DOES NOT EXCEED 18% AND WATER QUALITY CONTROLS ARE NOT REQUIRED.
19. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE TRAVIS COUNTY W.C. & I.D. NO.17 WATER SYSTEM AND STEINER UTILITY COMPANY WASTEWATER SYSTEM.
20. IN ACCORDANCE WITH SECTION 13-5-86(b), FOR A DISTANCE OF 25 FEET FROM THE RIGHT-OF-WAY LINE DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC APPROVAL OF THE CITY DEPARTMENT OF PLANNING AND DEVELOPMENT.
21. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY, AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
22. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES NECESSARY TO SERVE THIS SUBDIVISION/LOT.
23. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
24. WITHIN THE SIGHT DISTANCE EASEMENT SHOWN ON LOT 35, BLOCK A, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CREATE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED AT OWNER'S EXPENSE. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING UNOBSTRUCTED VIEW CORRIDOR WITHIN SUCH EASEMENT AREA AT ALL TIMES.
25. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
26. IN ORDER TO ACHIEVE 18% IMPERVIOUS COVER FOR THIS FINAL PLAT, 10.40 ACRES OF LAND WITHIN THE FINAL PLAT OF THE STEINER RANCH PHASE ONE IRRIGATION TRACT SHALL BE APPLIED TO STEINER RANCH PHASE ONE SECTION 4B. THE 10.40 ACRES SHALL HAVE A SLOPE OF LESS THAN 25%. NO IMPERVIOUS COVER SHALL BE ALLOWED ON THE 10.40 ACRES.

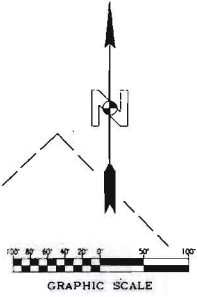
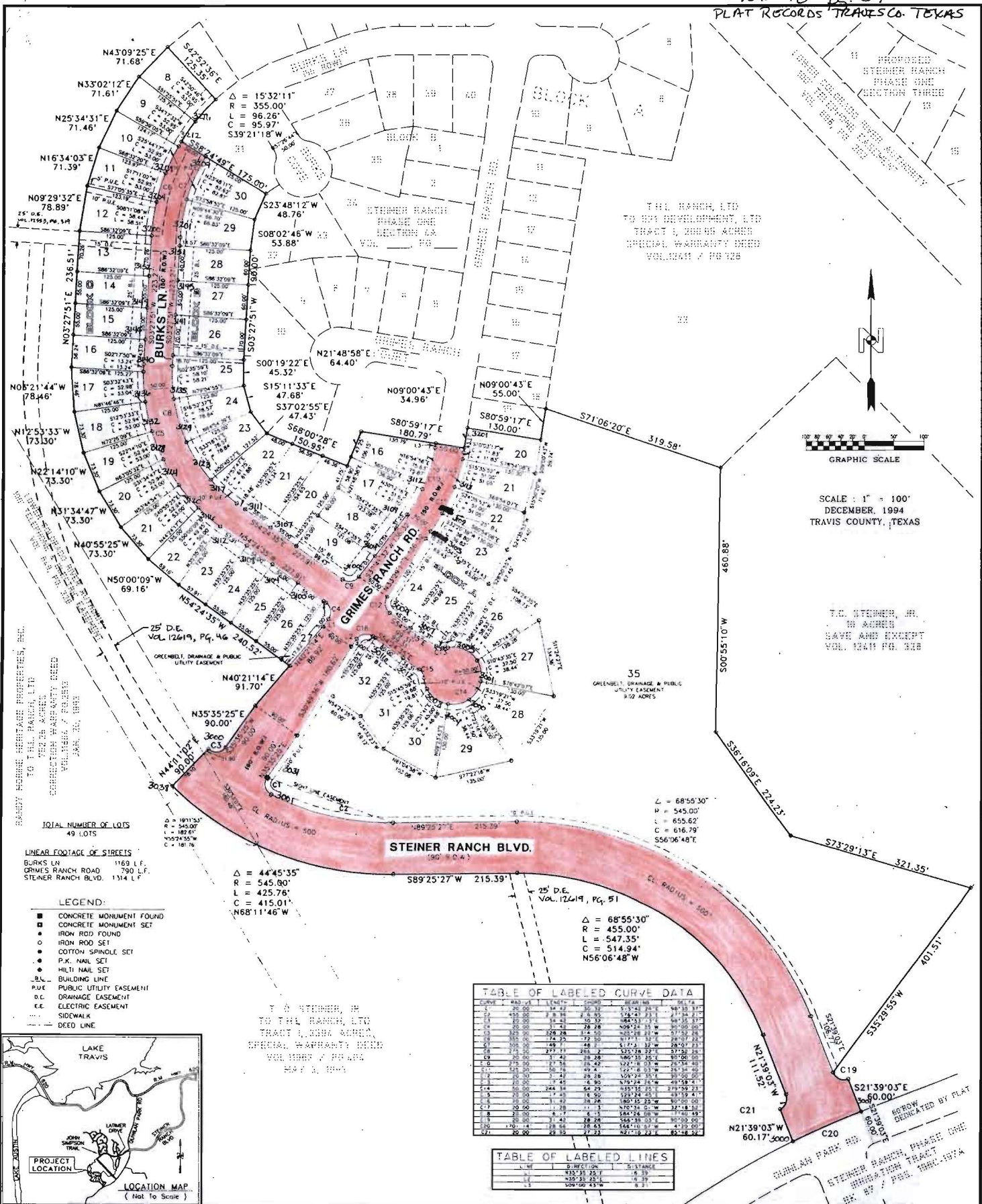
PROJECT: STNR RANCH
 PHASE 1, SEC. 4B
 JOB NUMBER: 2446-22
 DATE: DECEMBER, 1994
 SCALE: 1" = 100'
 SURVEYOR: DON KIRBY
 TECHNICIAN: AY
 DRAWING: E:\SINR\SECA\244622-2
 FIELD NOTES: N/A
 PARTY CHIEF: P.B.
 FIELD BOOKS: 6388, 6390



206 WILD BASIN RD.
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STEINER RANCH
 PHASE ONE
 SECTION 4B

SHEET
 2
 OF
 3
 SRI PLAT No.
 E001-2446-04



SCALE: 1" = 100'
 DECEMBER, 1994
 TRAVIS COUNTY, TEXAS

T.O. STEINER, JR.
 18 ACRES
 GAVE AND EXCEPT
 VOL. 1241 PG. 518

READY TO BE BUILT
 TO THE PARKER, LTD
 CONNECTION WITH UTILITY NEED
 WILL BE AT THE
 OWNER'S RISK

TOTAL NUMBER OF LOTS
 49 LOTS

LINEAR FOOTAGE OF STREETS
 BURKS LN 1169 L.F.
 GRIMES RANCH ROAD 790 L.F.
 STEINER RANCH BLVD. 1314 L.F.

- LEGEND:
- CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - IRON ROD FOUND
 - IRON ROD SET
 - COTTON SPINKLE SET
 - P.K. NAIL SET
 - HILT NAIL SET
 - BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.E. ELECTRIC EASEMENT
 - SIDEWALK
 - DEED LINE

Δ = 44°45'35"
 R = 545.00'
 L = 425.76'
 C = 415.01'
 N68°11'46" W

Δ = 68°55'30"
 R = 455.00'
 L = 547.35'
 C = 514.94'
 N56°06'48" W

CURVE	BEARING	LENGTH	CHORD	BEARING	CHORD	BEARING	CHORD
1	N43°09'25"E	71.68'	71.68'	N43°09'25"E	71.68'	N43°09'25"E	71.68'
2	N3°02'12"E	71.61'	71.61'	N3°02'12"E	71.61'	N3°02'12"E	71.61'
3	N25°34'31"E	71.46'	71.46'	N25°34'31"E	71.46'	N25°34'31"E	71.46'
4	N16°34'03"E	71.39'	71.39'	N16°34'03"E	71.39'	N16°34'03"E	71.39'
5	N09°29'32"E	78.89'	78.89'	N09°29'32"E	78.89'	N09°29'32"E	78.89'
6	N02°27'51"E	236.51'	236.51'	N02°27'51"E	236.51'	N02°27'51"E	236.51'
7	N02°21'44"W	78.46'	78.46'	N02°21'44"W	78.46'	N02°21'44"W	78.46'
8	N12°53'33"W	173.30'	173.30'	N12°53'33"W	173.30'	N12°53'33"W	173.30'
9	N22°14'10"W	73.30'	73.30'	N22°14'10"W	73.30'	N22°14'10"W	73.30'
10	N31°34'47"W	73.30'	73.30'	N31°34'47"W	73.30'	N31°34'47"W	73.30'
11	N40°55'25"W	73.30'	73.30'	N40°55'25"W	73.30'	N40°55'25"W	73.30'
12	N50°00'09"W	69.16'	69.16'	N50°00'09"W	69.16'	N50°00'09"W	69.16'
13	N54°24'35"W	53.00'	53.00'	N54°24'35"W	53.00'	N54°24'35"W	53.00'
14	N40°21'14"E	91.70'	91.70'	N40°21'14"E	91.70'	N40°21'14"E	91.70'
15	N35°35'25"E	90.00'	90.00'	N35°35'25"E	90.00'	N35°35'25"E	90.00'
16	N44°11'07"E	90.00'	90.00'	N44°11'07"E	90.00'	N44°11'07"E	90.00'
17	N49°25'27"E	215.39'	215.39'	N49°25'27"E	215.39'	N49°25'27"E	215.39'
18	S89°25'27"W	215.39'	215.39'	S89°25'27"W	215.39'	S89°25'27"W	215.39'
19	S73°29'13"E	321.35'	321.35'	S73°29'13"E	321.35'	S73°29'13"E	321.35'
20	S52°29'55"W	401.51'	401.51'	S52°29'55"W	401.51'	S52°29'55"W	401.51'
21	N21°39'03"E	60.17'	60.17'	N21°39'03"E	60.17'	N21°39'03"E	60.17'
22	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
23	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
24	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
25	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
26	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
27	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
28	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
29	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
30	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
31	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
32	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
33	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
34	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'
35	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'	S21°39'03"E	60.00'

LINE	BEARING	LENGTH	CHORD	BEARING	CHORD
1	N43°09'25"E	71.68'	71.68'	N43°09'25"E	71.68'
2	N3°02'12"E	71.61'	71.61'	N3°02'12"E	71.61'
3	N25°34'31"E	71.46'	71.46'	N25°34'31"E	71.46'
4	N16°34'03"E	71.39'	71.39'	N16°34'03"E	71.39'
5	N09°29'32"E	78.89'	78.89'	N09°29'32"E	78.89'
6	N02°27'51"E	236.51'	236.51'	N02°27'51"E	236.51'
7	N02°21'44"W	78.46'	78.46'	N02°21'44"W	78.46'
8	N12°53'33"W	173.30'	173.30'	N12°53'33"W	173.30'
9	N22°14'10"W	73.30'	73.30'	N22°14'10"W	73.30'
10	N31°34'47"W	73.30'	73.30'	N31°34'47"W	73.30'
11	N40°55'25"W	73.30'	73.30'	N40°55'25"W	73.30'
12	N50°00'09"W	69.16'	69.16'	N50°00'09"W	69.16'
13	N54°24'35"W	53.00'	53.00'	N54°24'35"W	53.00'
14	N40°21'14"E	91.70'	91.70'	N40°21'14"E	91.70'
15	N35°35'25"E	90.00'	90.00'	N35°35'25"E	90.00'
16	N44°11'07"E	90.00'	90.00'	N44°11'07"E	90.00'
17	N49°25'27"E	215.39'	215.39'	N49°25'27"E	215.39'
18	S89°25'27"W	215.39'	215.39'	S89°25'27"W	215.39'
19	S73°29'13"E	321.35'	321.35'	S73°29'13"E	321.35'
20	S52°29'55"W	401.51'	401.51'	S52°29'55"W	401.51'
21	N21°39'03"E	60.17'	60.17'	N21°39'03"E	60.17'
22	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
23	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
24	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
25	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
26	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
27	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
28	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
29	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
30	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
31	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
32	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
33	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
34	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'
35	S21°39'03"E	60.00'	60.00'	S21°39'03"E	60.00'

PROJECT: STNR RANCH
 PH. I, SEC 4B
 JOB NUMBER: 2446-22
 DATE: DECEMBER, 1994
 SCALE: 1" = 100'
 SURVEYOR: DON KIRBY
 TECHNICIAN: ART
 DRAWING: EX STNR SEC 4, 2446-23
 FIELD NOTES: N/A
 PARTY CHIEF: P.B.
 FIELD BOOKS: 6388, 6390

SRI
 SURVEY RESOURCES INC.
 206 WILD BASIN RD.
 SUITE #200
 P.O. BOX 162690
 AUSTIN, TEXAS
 78716 - 2690
 (512) 328 - 8221

**STEINER RANCH
 PHASE ONE
 SECTION 4B**

SHEET
 3
 OF
 3
 SRI PLAT No.
 E001-2446-04



STEINER
2 RANCH
PHS 2
SEC

3
TAYLOR WOODROW COMMITTEES/
STEINER RANCH LTD.
TR700009808
TOTAL 108,582 A
05470305

REPLAT
OF STEINER RANCH COMMERCIAL
TRACT 12
REPLAT A
OF STEINER
RANCH COMMERCIAL
TRACT 12

STEINER RANCH
PHS 2 SEC 4A
STEINER RANCH
PHS 1 SEC 4A
STEINER RANCH
PHS 1 SEC 4B

STEINER RANCH
PHS 1 SEC 4C
STEINER RANCH
PHS 1 SEC 4D
STEINER RANCH
PHS 1 SEC 4E
STEINER RANCH
PHS 1 SEC 4F
STEINER RANCH
PHS 1 SEC 4A
STEINER RANCH
PHS 1 SEC 4B

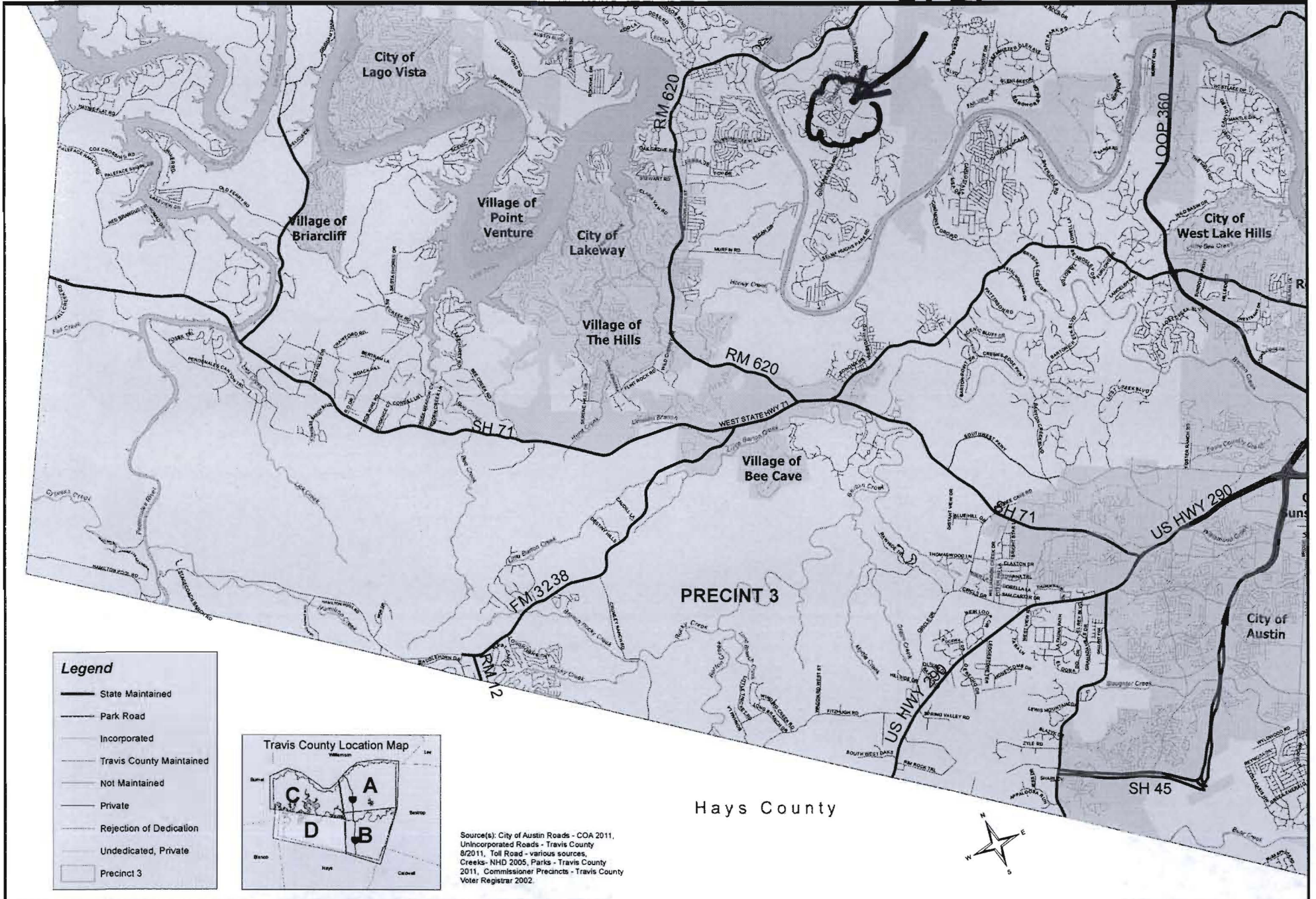
STEINER RANCH
PHS 2 SEC 3-A
STEINER RANCH
PHS 2 SEC 3-B

STEINER
RANCH
PHS 1
IRRIGATION
PLAT

STEINER RANCH
PHS 1 SEC 4A
STEINER RANCH
PHS 1 SEC 4B
STEINER RANCH
PHS 1 SEC 4C
STEINER RANCH
PHS 1 SEC 4D
STEINER RANCH
PHS 1 SEC 4E
STEINER RANCH
PHS 1 SEC 4F

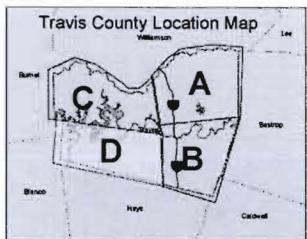
AUSTIN CITY LIMITS
TR 050000607
TOTAL 53,010 A
04247004

Site



Legend

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Precinct 3

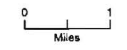


Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



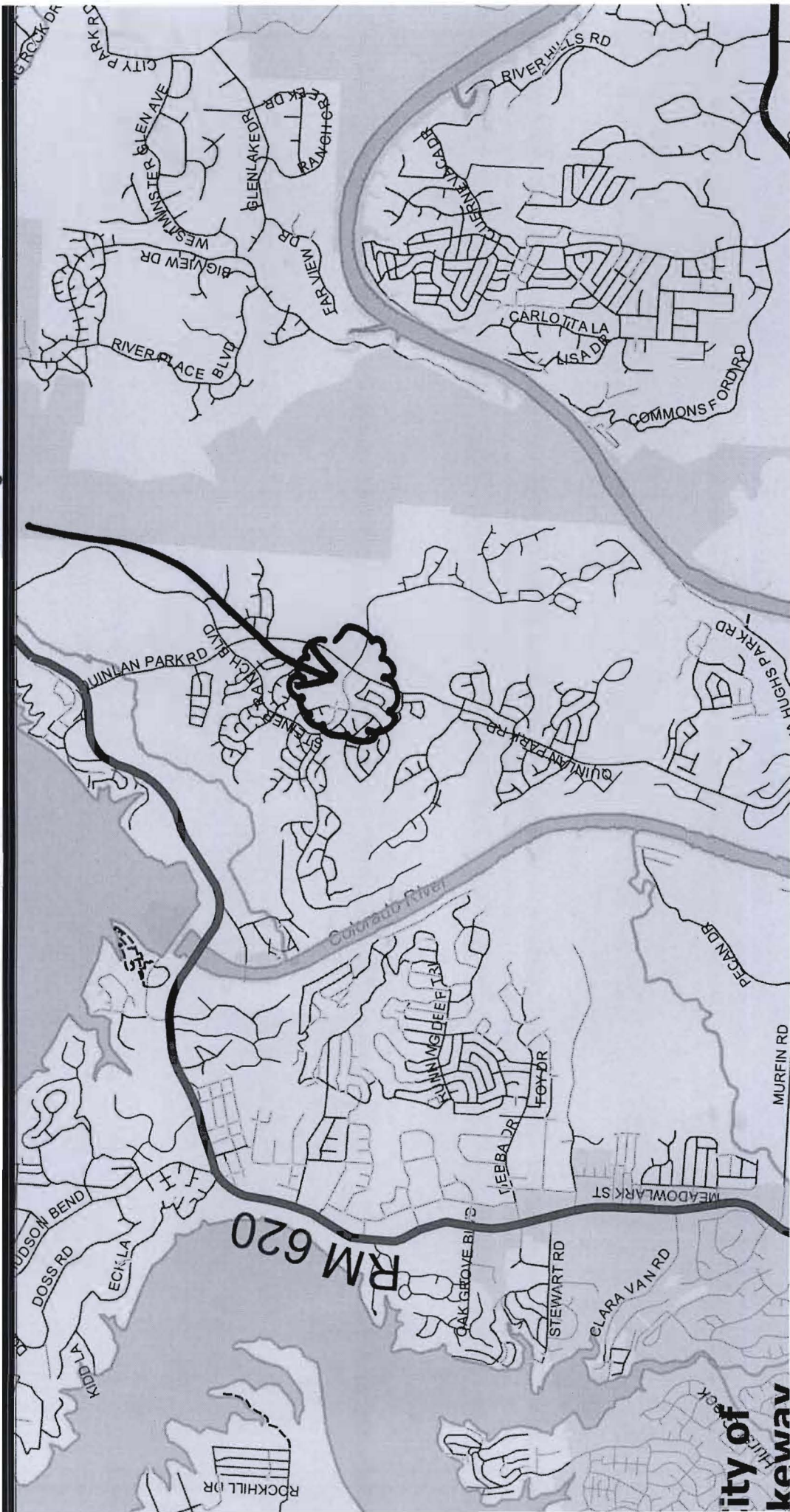
Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map D



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 6/9/2011

Site



RM 620

City of Keweenaw