



Item 9

Travis County Commissioners Court Agenda Request

Meeting Date: July 16, 2013

Prepared By: Paul Scoggins **Phone #:** (512) 854-7619

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

Carol B. Jantz for
Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Consider and take appropriate action regarding the acceptance of the dedication of the public street and drainage facilities within River Dance, Phase Seven-B - a subdivision in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

The River Dance, Phase Seven-B was recorded on February 5, 2008 at Document #200800040. 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. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

River Dance, Phase Seven-B is accessed from Piedmont Hills Pass, a street maintained by Travis County. This action will add an overall total of 0.37 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

N/A.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- RAS Inspection
- Location Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	Development Services and Long Range Planning	(512) 854-7561

CC:

Charles Allen	Inspector	Development Services	(512) 266-3314
Stacey Scheffel	Program Manager	TNR Permits	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - River Dance, Phase 7-B



TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street
Travis County Administration Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

APPROVAL OF CONSTRUCTION

DATE: March 28, 2013

DEVELOPER:

Taylor Woodrow, Inc.
805 Las Cimas Pkwy., #150
Austin, TX 78746

ENGINEER:

Loomis Austin
Andy Hollon, P. E.
3101 Bee Cave Rd., #100
Austin, TX 78746

SUBJECT: River Dance, Phase Seven B (Construction Phases 1 & 2)

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. Once approved by Commissioners Court, this construction will start a one (1) year Performance Period. Prior to the end of this period, Travis County will inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the Performance Period. If not, the developer/owner shall take corrective actions, which are acceptable to the County.

The developer is required to maintain Performance Period fiscal of 10% of the actual street and drainage cost, until the end of the Performance Period, plus 100% of the un-constructed residential sidewalks. Sidewalk fiscal will remain until they are constructed and have a positive inspection by a Registered Accessibility Specialist.

All items have been received

BY: Don W. Ward 7/1/13
TNR Assistant Public Works Director – Road & Bridge Division – Don W. Ward, P.E.

Charles Allen
TNR Construction Inspector – Charles Allen

Paul Scoggins 7/1/13
TNR Engineering Specialist – Paul Scoggins

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 521N

River Dance, Phase Seven-B

Pct.# 2
Atlas No. k-05

RECORDED AT DOCUMENT #200800040 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 2/05/2008

THIS SUBDIVISION CONTAINS 2 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Piedmont Hills Pass	NW corner of Lot 2, Blk P easterly then southerly to SE corner of Lot 13, Blk P	1064	0.20	50	HMAC	30' F-F	YES
2	Labrador Bay Court	Piedmont Hills Pass northerly to cul-de-sac w/60' radius	913	0.17	50	HMAC	30' F-F	YES
Total Footage/Mileage			1977	0.37				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 59

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-2

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-2 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT TWO.

0.37 MILES BE ACCEPTED BY

16-Jul-13

DATE

Donald W. Ward 7/11/13

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

TRANSPORTATION AND NATURAL RESOURCES

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



700 Lavaca St
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4649

River Dance, Phase Seven-B
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 4/8/13 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report. § 82.604(c)(1)
- 4/8/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 4/8/13 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants and Speed Zone Investigation sheets for each sign.
- OK 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)
- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision. § 82.604(c)(5) 02-06-2603P
- 4/8/13 7. A letter from Texas Board of Licensing and Regulation approving subdivision construction (when sidewalks are required per plat and when the total construction costs of sidewalks exceed \$50,000.00). Plan approval required at time of Approval of Construction. Subdivision approval required at time of street acceptance for maintenance. § 82.202(q)(2)
- 3/28/13 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**
- 4/8/13 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.
- NA 10. License Agreement if any private improvements in public ROW.



Able2Access, Inc.

11010 Prairie Dove Circle
Austin, Texas 78758
PH: (512) 762-6349
FX: (512) 692-2574

December 20, 2012

Polly J. Hagerty
Land Contracts & Closing Associate
Taylor Morrison of Texas, Inc.
11200 Lakeline Blvd., Suite 150A
Austin, Texas 78717

Re: SR - River Dance Ph 7B
Labrador Bay Court, Piedmont Hills Pass, "Private Drive"
Austin, Texas 78732
Inspection performed December 7, 2012

INSPECTION COMPLETED - NO VIOLATIONS

Dear Ms. Hagerty:

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469.

The inspection results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed building and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner upon receipt of a completed Notice of Substantial Compliance Request Form.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

If you have any questions concerning the results of the inspection or the requirements of the Architectural Barriers Act, or if you are not the owner of record for this facility, contact Kathy-Ann Riley at (512) 762-6349. Please reference the EABPRJ project number in all future correspondence pertaining to this project.

Sincerely,

Kathy-Ann Riley
RAS No. 0254
Enclosures



PLATS 200800040
4 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: RIVER DANCE, PHASE SEVEN B

OWNERS NAME:
TAYLOR WOODROW COMMUNITIES / STEINER RANCH, LTD

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2008017713, 2008017714, 2008017715, 2008017716

RETURN:

WATERSHED PROTECTION 505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78701

DON PERRYMAN 974-2686

PLAT FILE STAMP FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

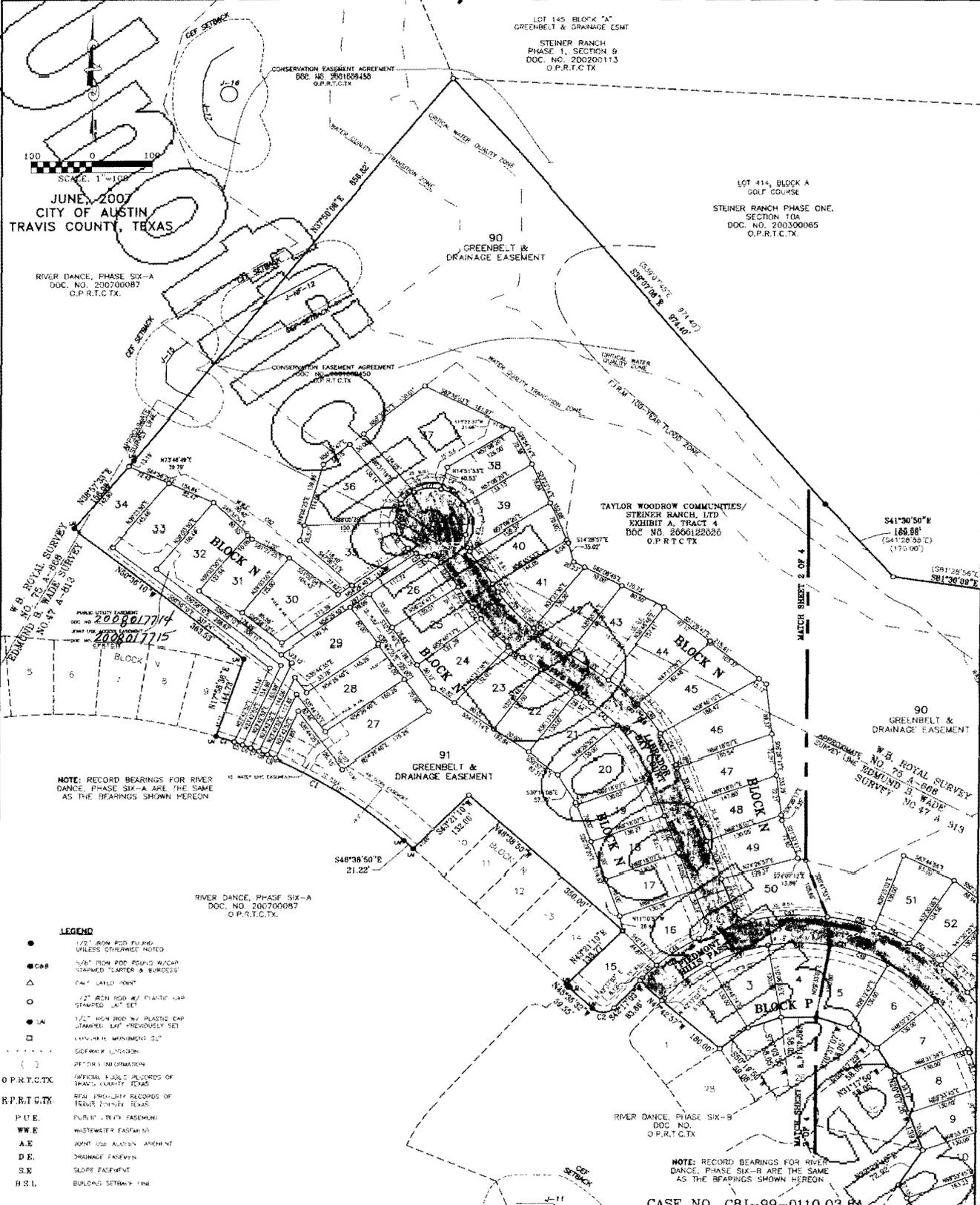
Dana DeBeauvoir

2008 Feb 05 12:28 PM 200800040

GONZALES \$119.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



JUNE, 2007
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

RIVER DANCE, PHASE SIX-A
DOC. NO. 200700087
O.P.R.T.C.T.X.

LOT 145, BLOCK "A"
GREENBELT & DRAINAGE ESMT
STEINER RANCH
PHASE 1, SECTION 9
DOC. NO. 200200113
O.P.R.T.C.T.X.

LOT 414, BLOCK A
GOLF COURSE
STEINER RANCH PHASE ONE,
SECTION 10A
DOC. NO. 200300085
O.P.R.T.C.T.X.

TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD
EXHIBIT A, TRACT 4
DOC NO. 2006122026
O.P.R.T.C.T.X.

NOTE: RECORD BEARINGS FOR RIVER
DANCE, PHASE SIX-A ARE THE SAME
AS THE BEARINGS SHOWN HEREON

APPROXIMATE
SURVEY LINE
W.B. ROYAL SURVEY
EDMOND ST. WADE
SURVEY NO 47 A 913

- LEGEND**
- 1/2" IRON ROD FULLY UNLESS OTHERWISE NOTED
 - CAB 1/2" IRON ROD FULLY W/CAP STAMPED "CARTER & BURRESS"
 - ▲ 1/4" LATHED POINT
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LIT SET"
 - LA 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LIT PREVIOUSLY SET"
 - CONCRETE MONUMENT SET
 - SIDEWALK LINATION
 - () PLOT OR INFORMATION
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
 - R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - A.E. JOINT USE AUSTIN ANCHOR
 - D.E. DRAINAGE EASEMENT
 - S.E. SLOPE EASEMENT
 - B.S.L. BUILDING SETBACK LINE

RIVER DANCE, PHASE SIX-A
DOC. NO. 200700087
O.P.R.T.C.T.X.

RIVER DANCE, PHASE SIX-B
DOC. NO. 200700087
O.P.R.T.C.T.X.

NOTE: RECORD BEARINGS FOR RIVER
DANCE, PHASE SIX-B ARE THE SAME
AS THE BEARINGS SHOWN HEREON

CASE NO. CBJ-99-0110.03.BA

FILE #	14-10-07
DATE	14-10-07
SCALE	1" = 100'
JOB #	080711012
NO.	REVISION

LOOMIS AUSTIN ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING

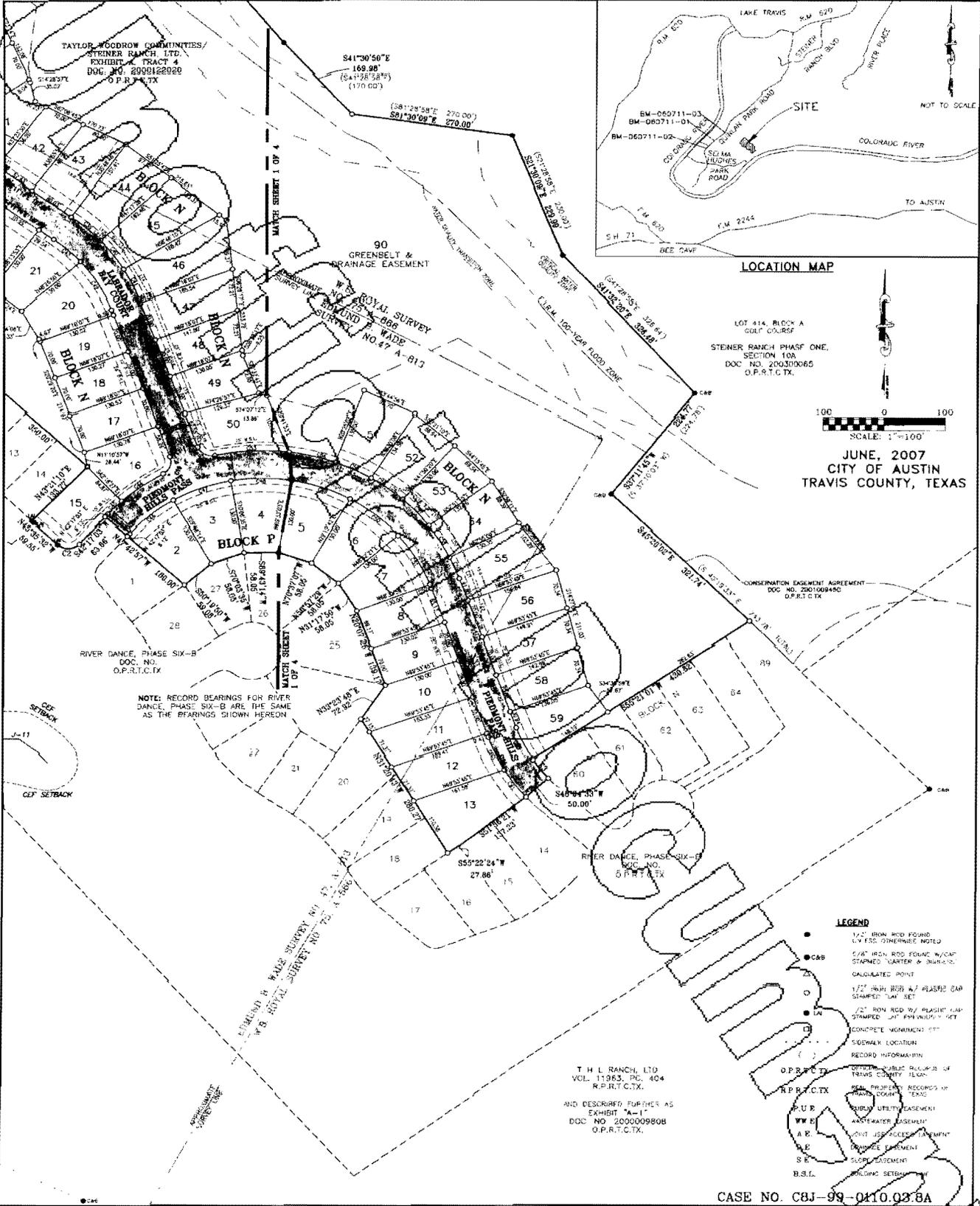
3103 Bee Caves Road, Suite 225, Austin Texas 78746 (512) 327-1180
Phone: (512) 327-1180, Fax: (512) 327-4082, www.loomis-austin.com

RIVER DANCE, PHASE SEVEN-B

SHEET 1 OF 4

2008 00040

PHOTOGRAPHIC MYLAR



FILE #	200800040	DATE	05-10-07
SCALE	1"=100'	CHECKED BY	C. BARNARD
JOB #	06271104 (P.B.)	DRAWN BY	K. SCHREIBER
NO.		REVISION	
		BY	DATE

LOOMIS AUSTIN ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING
 3105 Bee Cove Road, Suite 225 Austin Texas 78746 (512) 327-1180
 Phone: (512) 327-1180 Fax: (512) 327-4082 www.loomisAustin.com

CASE NO. CBJ-99-0410.03.8A
RIVER DANCE, PHASE SEVEN-B
 SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

GENERAL NOTES
1. THE FOLLOWING LOTS ARE RECEIVED AS GREENBELT AND DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE DEVELOPER AND HIS/HER SUCCESSOR...

2. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A MAXIMUM OF 0.05 ACRES OF IMPERVIOUS COVER PER LOT...

3. WATERWAYS SHALL BE RESTRICTED TO THE LAKE AUSTIN WATERSHED, AND IS LIMITED TO WATER SUPPLY CANALS, WATERSHEDS AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE...

4. ALL BUILDING FOUNDATIONS ON SLOPES OF 10% AND OVER AND ON FILL PLACED ON SUCH SLOPES SHALL BE FOUNDATIONS AND FOUNDATION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS STATE.

5. THE LAND USE OF EACH LOT IN THIS SUBDIVISION SHALL BE RESIDENTIAL USE, EXCEPT LOT 90, BLOCK N AND LOT 91, BLOCK N (GREENBELT AND DRAINAGE EASEMENT)...

6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PRESENT TO LOTS, SECTION 30-5-301 AND 302, AND THE ENVIRONMENTAL CODES AND ORDINANCES APPLICABLE TO THIS PROJECT...

7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO SIGNAGE, FENCES OR ADJACENT SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN...

8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS THE 15' DRAINAGE EASEMENT SHALL BE FOR ENCLOSED CONDUITS ONLY. PROPERTY OWNER OR HIS ASSIGNS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BENCH AND, IF NECESSARY, SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR STATE STREET WHERE A NATURAL RETENTIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE...

10. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN WATER UTILITY DEPARTMENT AND TRAVIS COUNTY AND THE CITY OF AUSTIN WATER UTILITY SYSTEM MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA...

11. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY AND THE CITY OF AUSTIN AND NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL IT HAS WATER AND WASTEWATER SERVICE.

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY ASSESSMENT AND/OR AUGURS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE...

13. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN L.D.C.

14. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND ORDINANCES OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER'S UNDERTAKINGS AND ASSUMPTIONS THAT PLAT VARIATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE...

15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT...

16. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. PER THE STENER RANCH DEVELOPMENT AGREEMENT, SECTION VII B-3(D) AND REVISION #3 TO THE APPROVED OVERLAND PRELIMINARY PLAN AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FOR CUT/FILL OF 8 FEET OR LESS.

17. PER THE STENER RANCH DEVELOPMENT AGREEMENT, SECTION VII B-3(E) AND REVISION #3 TO THE APPROVED OVERLAND PRELIMINARY PLAN, AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FOR THE CONSTRUCTION OF DRIVEWAYS, BUILDINGS, AND RESIDENCES ON SLOPES UP TO 30%.

18. WITHIN DESIGNATED FLOOD EASEMENTS, NO EXCAVATION MAY BE PERFORMED UNLESS APPROVED BY TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.

19. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 011025-49, WHICH CONTAINS (1) THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND STENER RANCH PARTIES AS RECORDED IN DOCUMENT NO. 2001180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (2) THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER IS DOCUMENT NO. 2001180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

20. PER SECTION III AND EXHIBIT C OF THE STENER RANCH AGREEMENT, CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 5.85 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

21. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

22. PER SECTION VI OF THE STENER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 0.7 SEWER GENERATING DEVELOPMENT UNITS AND 0.7 SINGLE-FAMILY RESIDENTIAL UNITS, 0 MULTI-FAMILY RESIDENTIAL UNITS, 0 GROSS SQUARE FEET OF OFFICE SPACE, AND 0 GROSS SQUARE FEET OF OTHER USES HAS BEEN ALLOCATED TO THIS SUBDIVISION.

23. THE FOLLOWING LOTS HAVE SLOPES GREATER THAN 15%: BLOCK N, LOTS 16-20, 22-29, 31-40, 42-48, 51-59, 61, 60 BLOCK N, LOT 3.

LOT TABLE

Table with columns: LOT, BLOCK, ACRES. Lists lots 1 through 91 with their respective block and acreage.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for lots 1 through 91.

SLOPE EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists slope easement line data for lots 1 through 91.

LAND USE SUMMARY:
TOTAL ACREAGE: 41.107 ACRES
RIGHT-OF-WAY ACREAGE: 2.147 ACRES
RESIDENTIAL LOT ACREAGE: 14.48 ACRES
GREENBELT LOT ACREAGE: 23.16 ACRES

TOTAL NUMBER OF LOTS: 91
SINGLE-FAMILY RESIDENTIAL: 87
GREENBELT/DRAINAGE: 2

SHEET SUMMARY:
MEDMONT HILLS PASS SOFT ROW: 1064 LINEAL FEET
LABRADOR BAY COURT SOFT ROW: 913 LINEAL FEET

CASE NO. CBJ-99-0110-03.8A

FILE # H SURVEY STENER RANCH DEVELOPMENT AND CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER
DATE: 04-15-03 DRAWN BY: J. SCHREIBER
SCALE: 1"=40' CHECKED BY: J.D. BARNARD
JOB # 0827 04 FB # 327 DWG # 28-PLA-000-006

LOOMIS AUSTIN ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING
3103 Bee Caves Road, Suite 225, Austin Texas 78746 (512) 327-1180
Phone: (512) 327-1180, Fax: (512) 327-4062; www.loomis-austin.com

RIVER DANCE PHASE SEVEN-B SHEET 3 OF 4

PHOTOGRAPHIC MYLAR

RIVER DANCE, PHASE SEVEN-B

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

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, BY 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 THAT CERTAIN 41,107 ACRES OF LAND IN THE THE EDWARDS ADJUFER SURVEY NO. 47, A-813 AND THE W.B. ROYAL SURVEY NO. 75, A-866, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 313.46 ACRE TRACT DESCRIBED AS EXHIBIT B-1-1, A DEED TO SAID TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD. DATED AUGUST 12, 2003, OF RECORD IN DOCUMENT NO. 2003122020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBSIDISE SAID 41,107 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS RIVER DANCE, PHASE SEVEN-B, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD. HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 14 DAY OF DECEMBER, 2007, A.D. TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, TWO/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

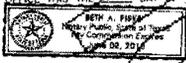
JAMES D. PLASEK, VICE PRESIDENT TWO/STEINER RANCH, L.L.C. 1405 PRIMES RANCH ROAD AUSTIN, TEXAS 78732 PHONE: 512/268-2065 FAX: 512/268-9342

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES D. PLASEK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF DECEMBER, 2007, A.D.

Beth A. Fiske NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



My commission expires on 4/8/2010

905 Las Cimas Suite 300 PRINTED ADDRESS OF NOTARY

SURVEYOR'S STATEMENT: I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TEXAS AND I HAVE PREPARED THE PLAT SUBMITTED HEREWITH, THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREON, AND THAT SAID PLAT COMPLES WITH TITLE 30 OF THE LAND DEVELOPMENT CODE, WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN D. BARNARD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5749 - STATE OF TEXAS LOOMIS AUSTIN, INC. 3103 BEE CAVES ROAD, SUITE 225 AUSTIN, TEXAS 78746



ENGINEER'S STATEMENT: I, ANDREW S. HOLLON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ANDREW S. HOLLON, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 88521 - STATE OF TEXAS LOOMIS AUSTIN, INC. 3103 BEE CAVES ROAD, SUITE 225 AUSTIN, TEXAS 78746



FLOOD PLAIN NOTE: THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT WITHIN THE DESIGNATED FLOOD HAZARD AREA ZONE A, WHICH HAS BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0240F, TRAVIS COUNTY, TEXAS, DATED JUNE 15, 1993, COMMUNITY #481026.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 18th DAY OF DECEMBER, 2007

Dana DeBeauvoir, Director, Watershed Protection and Development Review Department, City of Austin

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING COMMISSION OF THE CITY OF AUSTIN, ON THE 18th DAY OF DECEMBER, 2007.

Beth Baker, Chairperson, Zoning and Platting Commission, City of Austin; Clarke Hammond, Secretary

COMMISSIONERS COURT RESOLUTION: IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR 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.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERCT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

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

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 15th DAY OF JANUARY, 2008, 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 MINUTS OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 5th DAY OF FEBRUARY, 2008, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS



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

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF FEB 2008, A.D. AT 12:28 O'CLOCK P.M. AND DULY RECORDED ON THE 5th DAY OF FEB 2008, A.D. AT 12:28 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT NO. 200800040, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 5th DAY OF FEB 2008, A.D. DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

Michael B. Gonzalez, Deputy County Clerk, Travis County, Texas



BENCHMARK LIST: DATUM - HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON BURGESS & BURGESS, INC. CONTROL POINTS FOR THE STEINER RANCH DEVELOPMENT.

BM-060711-01: 5/8" IRON ROD FOUND W/PLASTIC CAP STAMPED "CARTER & BURGESS SR-12", LOCATED 213' FROM THE SOUTH EDGE OF ASPHALT PAVEMENT FOR QUINLAN PARK ROAD, 865' SOUTHWEST OF THE INTERSECTION OF DAWN RIVER PASS AND QUINLAN PARK ROAD, RIVER DANCE PHASE ONE. ELEVATION = 805.97 FEET (PROVIDED BY CARTER & BURGESS SURVEYING DEPT.).

BM-060711-02: 5/8" IRON ROD FOUND W/PLASTIC CAP STAMPED "CARTER & BURGESS SR-13", LOCATED 17' FROM THE NORTH EDGE OF ASPHALT PAVEMENT FOR QUINLAN PARK ROAD, 1180' SOUTHWEST OF THE PROPOSED INTERSECTION OF ZEN CARRENS WAY AND QUINLAN PARK ROAD, RIVER DANCE PHASE TWO. ELEVATION = 775.59 FEET (PROVIDED BY CARTER & BURGESS SURVEYING DEPT.).

BM-060711-03: 5/8" IRON ROD FOUND W/PLASTIC CAP STAMPED "CARTER & BURGESS SR-10", LOCATED 235' FROM THE EAST EDGE OF ASPHALT PAVEMENT ALONG A CURVED PORTION OF QUINLAN PARK ROAD, 2145' NORTHEAST OF THE INTERSECTION OF BELLA MAR TRAIL AND QUINLAN PARK ROAD, RIVER DANCE PHASE THREE (ELEVATION = 785.97 FEET, AS PROVIDED BY CARTER & BURGESS SURVEYING DEPT.). ELEVATION = 785.51 FEET, BASED ON DIFFERENTIAL LEVELING FROM CARTER AND BURGESS CONTROL POINTS SR 12 AND SR-13.

BM-060711-04: 1/2" IRON ROD W/PLASTIC CAP STAMPED "L.M. BENT", LOCATED ALONG THE NORTH R.O.W. LINE OF MONTICLAR BEND, ADJACENT TO THE SOUTH LINE OF LOT 2, BELLA MAR, AND 8' EAST OF THE INTERSECTION OF MONTICLAR BEND AND MEDITERRA POINT. ELEVATION = 762.38 FEET.

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LAKE ALSTON WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL, AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-2 AND CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS ADJUFER CONTRIBUTING ZONE.

CASE NO. CG-99-0110.03.8A

RIVER DANCE PHASE SEVEN-B RESIDENTIAL LOT IMPERVIOUS COVER PER EXHIBIT "C" OF DOCUMENT NO. 2001180704

Table with 4 columns: LOT (ACRES), C(FT2) ALLOCATED, NUMBER OF LOTS, TOTAL (ACRES). Rows include lot sizes from 0-1.32 to 3.0 AND UP, with a total of 57 lots and 4.03 acres.

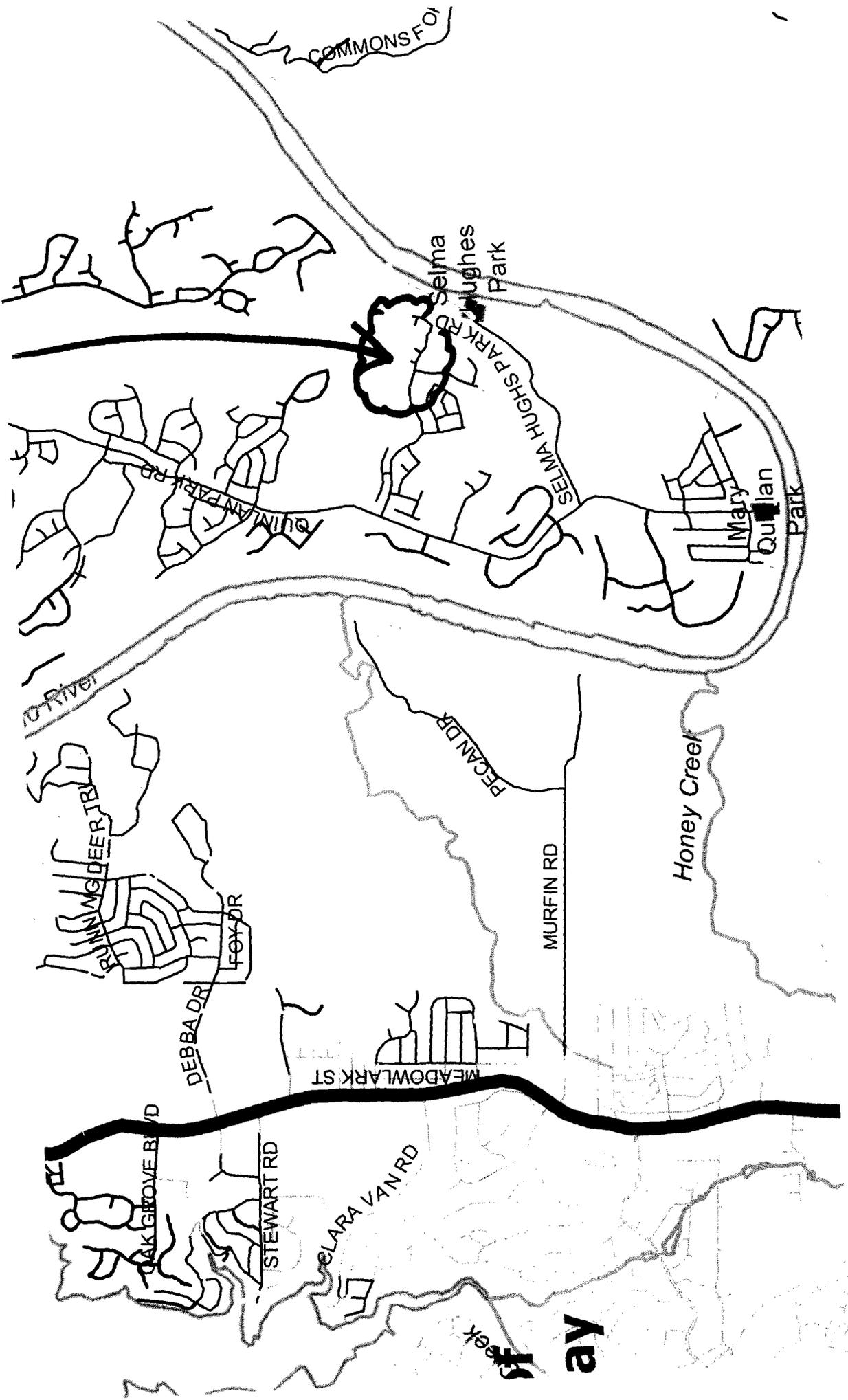
Table with 2 columns: REVISION, BY DATE. Includes a row for the initial drawing by Loomis Austin.



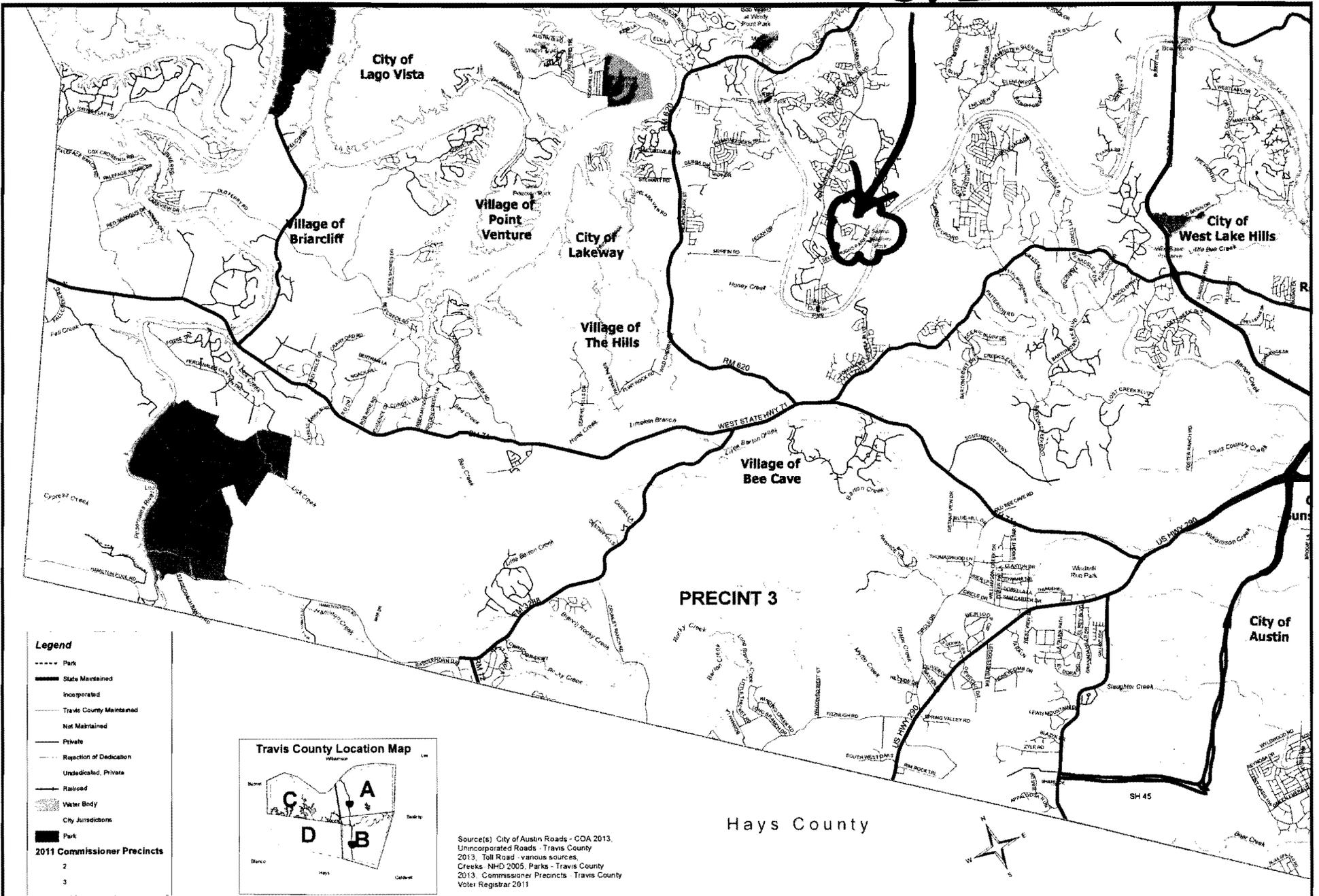
ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING. 3103 Bee Caves Road, Suite 225, Austin Texas 78746. (512) 327-1180. www.loomisAustin.com

RIVER DANCE PHASE SEVEN-B SHEET 4 OF 4

Site



Site



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Travis County Roadways, Map D

0 0.9
Miles



Map Prepared by Travis County, Dept of Transportation & Natural Resources Date 5/21/2013