



Travis County Commissioners Court Agenda Request

Meeting Date: August 13, 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

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

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE:

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

- A) The acceptance of the dedication of the public street and drainage facilities within River Dance, Phase Seven-A; and
- B) A proposed license agreement with Steiner Ranch Master Association, Inc for improvements within the right-of-way of River Dance, Phase Seven-A.

BACKGROUND/SUMMARY OF REQUEST:

The River Dance, Phase Seven-A was recorded on November 29, 2007 at Document #200700356. 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 subdivision 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-A is accessed from an already accepted/maintained section of Mediterra Point, a street dedicated through River Dance, Phase Six-A. This action will add an overall total of 0.71 miles to the Travis County road system.

The applicant also requests to enter into a license agreement for the subject subdivision. The agreement will cover improvements in the right-of-ways of Summer Alcove Way, Mediterra Point, and Emerald Ridge Drive. 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:

In regards to the proposed license agreement, "...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 Steiner Ranch Masters Association, 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.

EXHIBITS/ATTACHMENTS:

- TNR Approval Letter
- Lists of Street
- Requirements for Approval
- RAS Letter
- License Agreement
- 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 and Long Range Planning	(512) 854-3314
Stacey Scheffel	Program Manager	TNR Permits	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning- River Dance, Phase Seven-A



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: July 30, 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 A

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

7/31/13

TNR Assistant Public Works Director – Road & Bridge Division – Don W. Ward, P.E.

Charles Allen

TNR Construction Inspector – Charles Allen

Paul Scoggins 7/31/13

TNR Engineering Specialist – Paul Scoggins

1102 fiscal file

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 521N/S

River Dance, Phase Seven-A

Pct.# 2
Atlas No. k-05

RECORDED AT DOCUMENT #200800356 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 11/29/2007

THIS SUBDIVISION CONTAINS 4 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF		CURB & GUTTER
						PVMNT	PVMNT	
1	Summer Alcove Way	Southern cul-de-sac w/60' radius north to cul-de-sac w/60' radius	1224	0.23	50	HMAC	28' F-F	YES
2	Emerald Ridge Drive	Summer Alcove Way east to SE corner of Lot 10, Blk J	1386	0.26	50	HMAC	28' F-F	YES
3	Mediterra Point	Emerald Ridge Drive north to NE corner of Lot 16, Blk H	644	0.12	56	HMAC	36' F-F	YES
4	Mediterra Place	Mediterra Point east to cul-de-sac w/60' radius	520	0.10	50	HMAC	28' F-F	YES
Total Footage/Mileage			3774	0.71				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 90

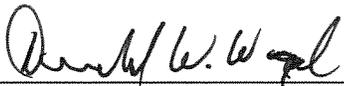
N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-4

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-4 TOTALING
THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT TWO.

0.71 MILES BE ACCEPTED BY

13-Aug-13
DATE

 7/31/13
 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., EXECUTIVE MANAGER



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

“RIVER DANCE, PHASE SEVEN-A” REQUIREMENTS FOR APPROVAL OF CONSTRUCTION

PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 4/08/13 1. Professional Engineer’s certification of quantities of work completed (**Engineer’s Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- 4/08/13 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 4/08/13 3. Contractor’s (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 4/08/13 4. Reproducible Plans, certified as **“Record Drawings”** or **“As Built”**, by the Owner’s Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants sheets for each sign.
- 2/14/11 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. And 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 to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- 4/08/13 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202, 203, 204
- 7/31/13 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 sidewalks). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**
- 4/08/13 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- 7/22/13 10. License Agreement (**If there are private improvements in Public ROW.**)

FOURTH AMENDMENT TO LICENSE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Fourth Amendment to License Agreement (the “Fourth Amendment”) is entered into effective as of the _____ day of _____, 2013, (the “Effective Date”) by and between Travis County, Texas, a duly organized county and political subdivision of the State of Texas, (the “COUNTY”) and the Steiner Ranch Master Association, Inc., a Texas non-profit corporation, (the “ASSOCIATION”), hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, the Parties entered into that certain License Agreement dated as of January 27, 2009 and recorded February 19, 2009 as Document No. 2009024711 in the Official Public Records of Travis County, Texas, (the “License Agreement”) whereby the COUNTY granted the ASSOCIATION a license to use those portions of the rights of way of roads dedicated to the Public and located in River Dance Phase 3, a subdivision located in Travis County, being more particularly described at Document # 200600133 in the Official Public Records of Travis County as defined in the License Agreement as the “Licensed Property”; and

WHEREAS, pursuant to the License Agreement, the COUNTY granted the ASSOCIATION permission to install, maintain and repair certain landscaping and improvements, including custom street signs and retaining walls or tree wells (defined in the License Agreement as the “Improvements”) in the Licensed Property upon the terms and conditions set forth in the License Agreement; and

WHEREAS, the ASSOCIATION has requested and the COUNTY has agreed to expand the Licensed Property to include portions of the rights of way of roads dedicated to the Public and located in River Dance Phase Seven-A, a subdivision located in Travis County, being more particularly described in that certain plat as recorded at Document # 200700356; and

WHEREAS, the ASSOCIATION has requested and the COUNTY has agreed to grant the ASSOCIATION a license to construct, install and maintain such custom street signs and tree wells as the Association deems advisable in the “Non-Vehicular Portions” (as defined below) of the right of way (the “Right of Way”) of any road dedicated to the Public (each such road shall be defined herein as a “Dedicated Road” and all such roads shall be referred to herein collectively as the “Dedicated Roads”) on the River Dance Phase Seven-A plat; and

WHEREAS, the Parties desire to amend the License Agreement to (i) modify the definition of Subdivision to include the River Dance Phase Seven-A plat; (ii) expand the definition of “Licensed Property” as set forth below; and (iii) modify the definition of “Improvements” to include the “Additional Improvements” (as defined below), all as set forth below.

NOW, THEREFORE, for no additional Security Deposit, the Parties agree that the License Agreement is amended as follows:

1. The definition of "Subdivision" is hereby amended to include River Dance Phase Seven-A plat, the location and configuration of which are shown on Exhibit "A" attached hereto and made a part hereof for all purposes. From and after the Effective Date, the License Agreement shall be deemed to include Exhibit "A" attached to this Fourth Amendment.

2. The definition of "Improvements" is hereby modified to include such custom street signs and/or tree wells as the ASSOCIATION deems to be appropriate for the development of the Subdivision (the "Additional Improvements") as well as the existing improvements installed by the ASSOCIATION in the Licensed Property pursuant to the terms and conditions of the License Agreement prior to the Effective Date.

3. The Licensed Property is hereby amended to include the property shown on Exhibit "A" attached to the License Agreement as well as the Non-Vehicular Portions of the Right of Way of all Dedicated Roads in the Subdivisions. As used herein, the term "Non-Vehicular Portions" shall mean the unpaved portion of the Right of Way for each Dedicated Road.

4. Paragraph 1 of the License Agreement is hereby modified to read as follows:

"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 in the Licensed Property; provided, however, that any custom street signs and/or tree wells installed by the ASSOCIATION in the Licensed Property as the ASSOCIATION deems advisable in the "Non-Vehicular Portions" (as defined below) of the right of way (the "Right of Way") of any road dedicated to the Public."

5. Words and phrases having defined meanings in the License Agreement shall have the same meaning in this Fourth Amendment unless expressly modified in this Fourth Amendment. All references to the License Agreement from and after the Effective Date shall be to the License Agreement as modified by this Fourth Amendment.

6. This Fourth Amendment may be executed in any number of counterparts, each of which so executed shall be deemed original; such counterparts together shall constitute but one agreement.

7. The Parties ratify and affirm the License Agreement in all respects as amended by this Fourth Amendment.

IN WITNESS WHEREOF, the Parties have executed this Fourth Amendment on the dates of the acknowledgments set forth below to be effective as of the Effective Date.

STEINER RANCH MASTER ASSOCIATION,
INC., a Texas non-profit corporation

By: ARA
Name: Adib R. Khoury
Title: President
Authorized Representative

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe, County Judge

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.

(Seal)

Notary Public in and for the State of Texas

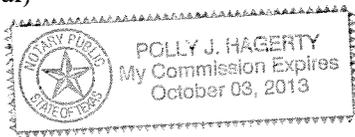
Printed/Typed Name

My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 19th day of July, 2013, by Adib R. Khoury, President of the Steiner Ranch Master Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

(Seal)



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

Polly J. Hagerty
Printed/Typed Name

My commission expires: 10.3.13

ADDRESS OF ASSOCIATION:

Steiner Ranch Master Association, Inc.
Attn: Mr. Scott Selman
12550 Country Trails Lane
Austin, Texas 78732
Phone: 266-7553

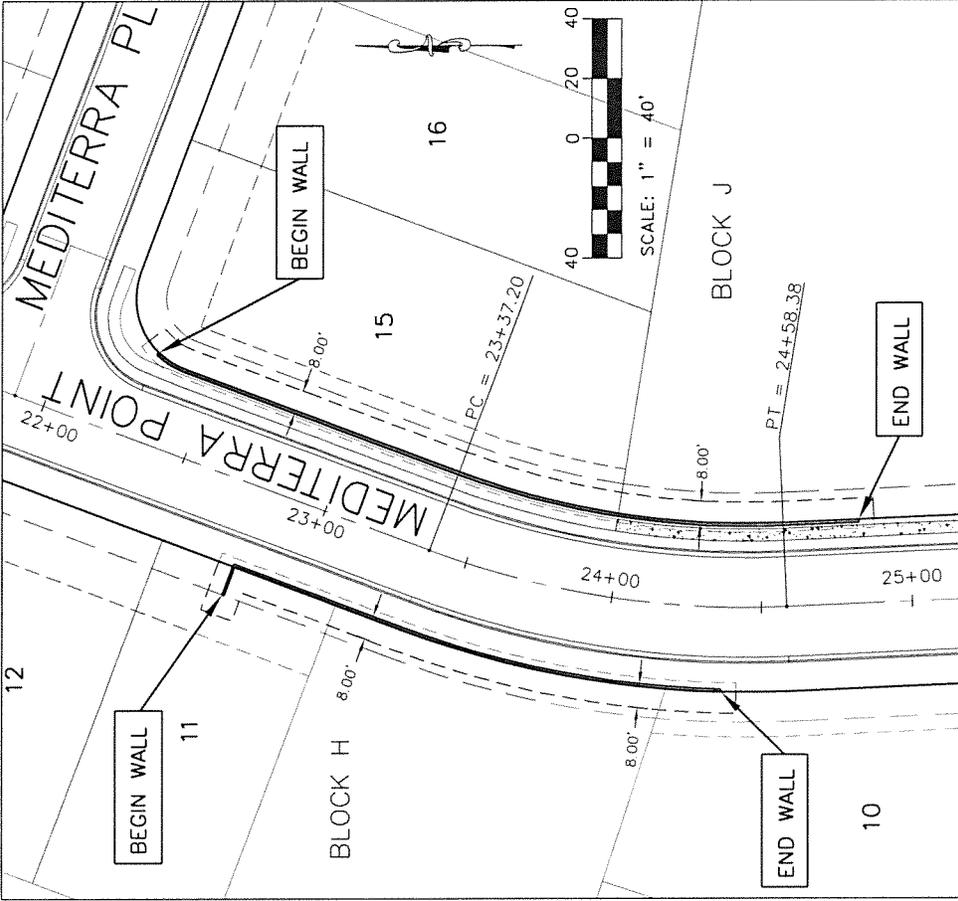
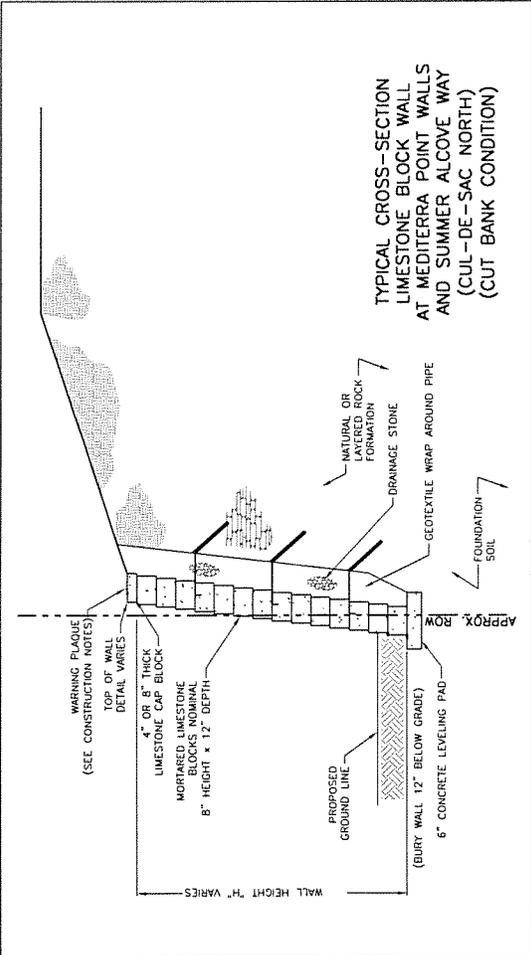


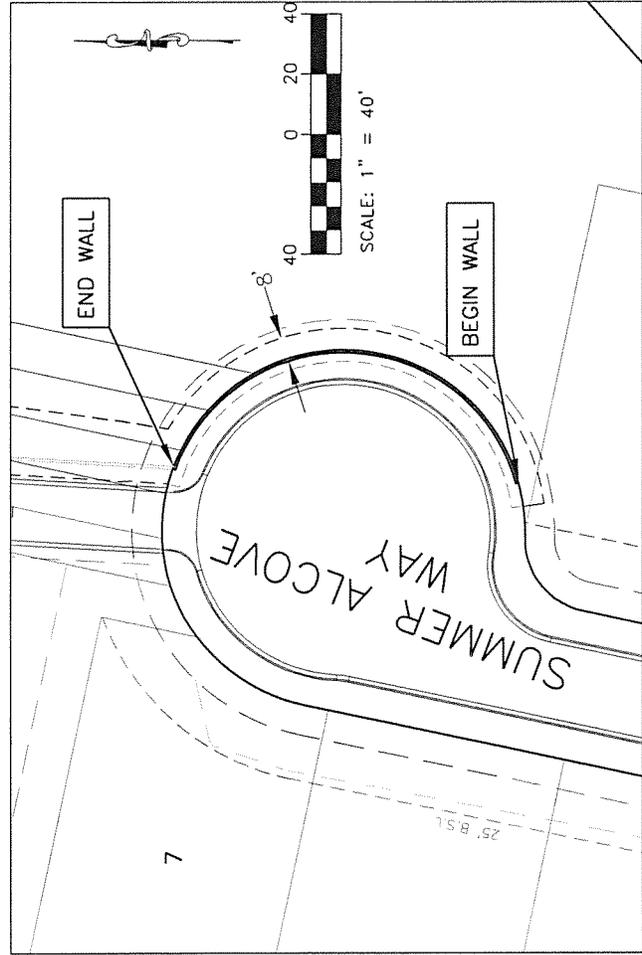
EXHIBIT A
 RIVER DANCE 7A AT STEINER RANCH
 MEDITERRA POINT & SUMMER ALCOVE WAY
 RETAINING WALLS
 1 OF 1

**LOOMIS
 AUSTIN**
 ENGINEERING, LAND SURVEYING &
 ENVIRONMENTAL CONSULTING
 3105 Bee Cave Road • Suite 223 • Austin, Texas 78746
 Phone: (512) 327-1188 • Fax: (512) 327-4862 • www.loomis-austin.com

RETAINING WALL DESIGNED BY
 CAREY M. WITT, P.E.
 CITY OF AUSTIN
 CASE # CSJ-99-0110.03.7B



TYPICAL CROSS-SECTION
 LIMESTONE BLOCK WALL
 AT MEDITERRA POINT WALLS
 AND SUMMER ALCOVE WAY
 (CUL-DE-SAC NORTH)
 (CUT BANK CONDITION)



FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.030 ACRE (1298 SQ. FT.) OF LAND IN THE W.B. ROYAL SURVEY NO. 75, A-666, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE MEDITERRA POINT RIGHT-OF-WAY, RIVER DANCE, PHASE SEVEN-A, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200700356, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.030 ACRE TRACT OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

TRACT 1 – 0.012 ACRES (535 Sq. Ft.)

BEGINNING at a ½-inch iron rod with plastic cap stamped “LAI” previously set in the west right-of-way line of said Mediterra Point, for the northeast corner of Lot 10, Block H, said River Dance, Phase Seven-A, same being the southeast corner of Lot 23, Block H, said River Dance, Phase Seven-A, for a point of curvature and the **POINT OF BEGINNING** of the tract described herein;

THENCE with the west right-of-way line of Mediterra Point, same being the east line of said Lot 10, said Lot 23, and Lot 11, Block H, said River Dance, Phase Seven-A, the following two (2) courses and distances:

1. with the arc of a curve to the right, having a radius of 328.00 feet, an arc distance of 91.11 feet and a chord of which bears N 12° 41’ 15” E, a distance of 90.81 feet to a ½-inch iron rod with plastic cap stamped “LAI” previously set for a point of tangency, and
2. N 20° 38’ 41” E, passing at a distance of 22.85 feet a ½-inch iron rod with plastic cap stamped “LAI” previously set for the east corner of said Lot 23, same being the southeast corner of said Lot 11 and continuing for a total distance of 64.26 feet to a calculated point for the northwest corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped “LAI” previously set for the northeast corner of said Lot 11 bears N 20° 38’ 41” E, 20.09 feet;

THENCE crossing the said Mediterra Point right-of-way, the following four (4) courses and distances:

1. S 69° 21’ 19” E, a distance of 3.00 feet to a calculated point for the northeast corner of the tract described herein,
2. S 20° 38’ 41” W, a distance of 64.26 feet to a calculated point of curvature,
3. with the arc of a curve to the left, having a radius of 325.00 feet, an arc distance of 113.41 feet and a chord of which bears S 10° 38’ 53” W, a distance of 112.83 feet to a calculated point for the southeast corner of the tract described herein, and
4. N 89° 27’ 19” W, a distance of 3.00 feet to a calculated point in the west right-of-way line of said Mediterra Point, same being the east line of said Lot 10, for a point of curvature and for the southwest corner of the tract described herein;

THENCE with the arc of a curve to the right, having a radius of 328.00 feet, an arc distance of 23.35 feet and a chord of which bears N 02° 41’ 26” E, a distance of 23.35 feet the **POINT OF BEGINNING** and containing 0.012 acres of land, more or less.

TRACT 2 – 0.018 ACRES (763 Sq. Ft.)

BEGINNING at a ½-inch iron rod with plastic cap stamped “LAI” previously set in the east right-of-way line of said Mediterra Point, for the northwest corner of Lot 91, Block J, said River Dance, Phase Seven-A, same being the southwest corner of Lot 15, Block J, said River Dance, Phase Seven-A, for a point of curvature and the **POINT OF BEGINNING** of the tract described herein;

THENCE with the east right-of-way line of Mediterra Point, same being the west line of said Lot 91, the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 272.00 feet, an arc distance of 54.92 feet and a chord of which bears S 03° 17' 13" W, a distance of 54.83 feet to a ½-inch iron rod with plastic cap stamped “LAI” previously set for a point of tangency, and
2. S 02° 29' 52" E, a distance of 30.18 feet to a calculated point for the southeast corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped “LAI” previously set in the east right-of-way line of Mediterra Point, same being the west line of said Lot 91 bears S 02° 29' 52" E, 44.65 feet;

THENCE crossing the said Mediterra Point right-of-way, the following six (6) courses and distances:

1. S 87° 30' 04" W, a distance of 3.00 feet to a calculated point for the southwest corner of the tract described herein,
2. N 02° 29' 52" W, a distance of 30.18 feet to a calculated point of curvature,
3. with the arc of a curve to the right, having a radius of 275.00 feet, an arc distance of 111.11 feet and a chord of which bears N 09° 04' 36" E, a distance of 110.35 feet to a calculated point of tangency,
4. N 20° 38' 41" E, a distance of 97.41 feet to a calculated point of curvature,
5. with the arc of a curve to the right, having a radius of 28.00 feet, an arc distance of 17.12 feet and a chord of which bears N 38° 09' 51" E, a distance of 16.86 feet to a calculated point for the north corner of the tract described herein, and
6. S 36° 26' 43" E, a distance of 3.00 feet to a calculated point of curvature in the east right-of-way line of Mediterra Point and the west line of said Lot 15, for the northeast corner of the tract described herein;

THENCE with the east right-of-way line of Mediterra Point, same being the west line of said Lot 15 and said Lot 91, the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of 25.00 feet, an arc distance of 15.40 feet and a chord of which bears S 38° 17' 31" W, a distance of 15.16 feet to a ½-inch iron rod with plastic cap stamped “LAI” previously set for a point of tangency,
2. S 20° 38' 41" W, a distance of 97.44 feet to a ½-inch iron rod with plastic cap stamped “LAI” previously set for a point of curvature, and

Tract 1 ~ 0.012 ac. (535 Sq. Ft.)
Tract 2 ~ 0.018 ac. (763 Sq. Ft.)
W.B. Royal Sur. No. 75, A-666
Travis County, Texas

LAI Job No.060711

FN0914(kls)
Page 3 of 4

3. with the arc of a curve to the left, having a radius of 272.00 feet, an arc distance of 54.94 feet and a chord of which bears S 14° 51' 29" W, a distance of 54.85 feet to the **POINT OF BEGINNING** and containing 0.018 acres of land, more or less.

BEARING BASIS: Horizontal Control for this project is based on Carter & Burgess, Inc. control points for the Steiner Ranch Development.

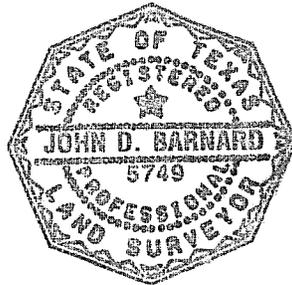
LAI WORD FILE: FN0914(kls)

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

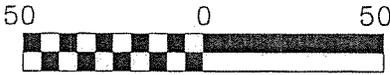
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of July, 2007, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 12th of June 2008 A.D.

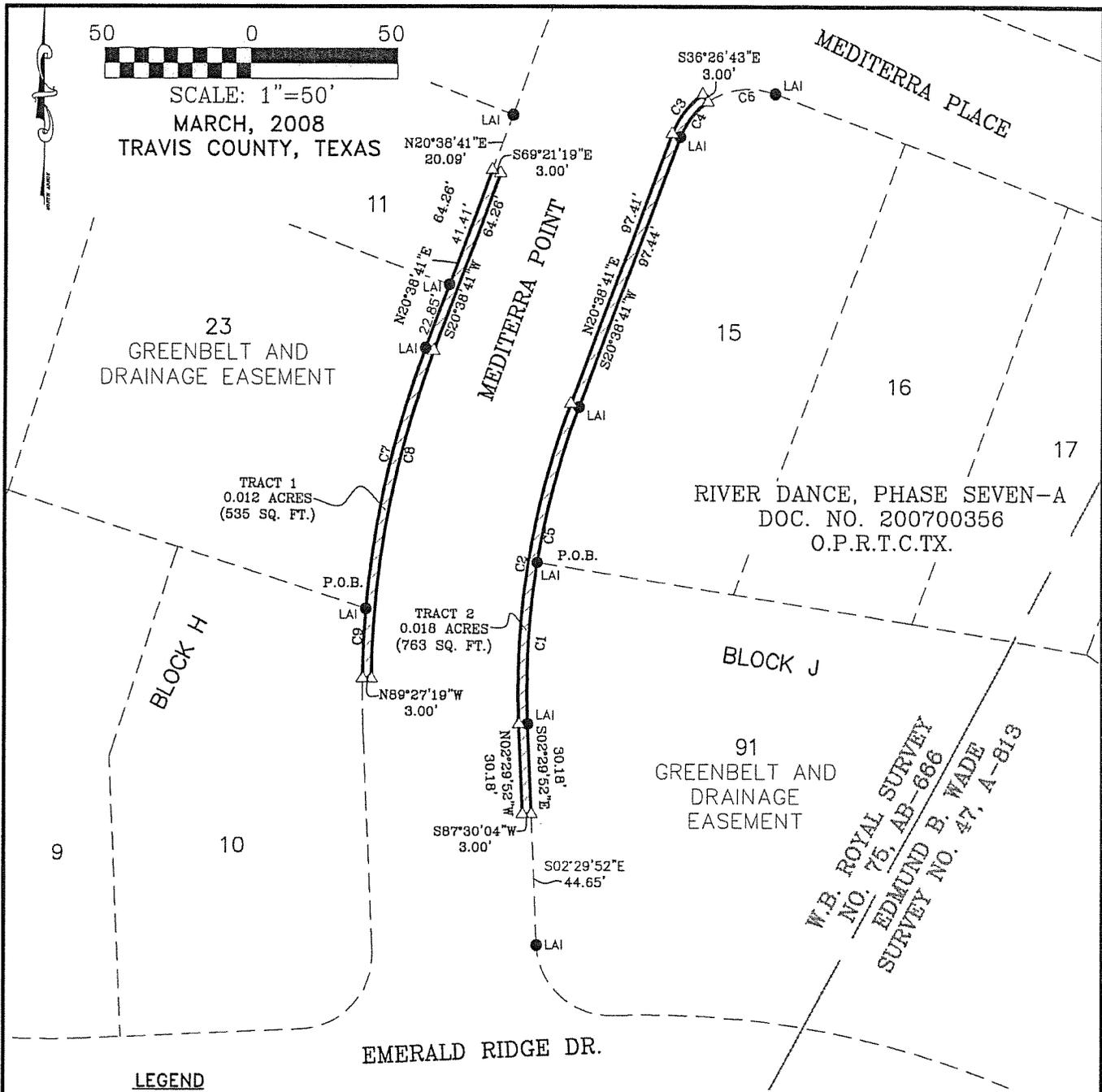
Loomis Austin, Inc.
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749, State of Texas



MARCH, 2008
TRAVIS COUNTY, TEXAS



LEGEND

- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS:
HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON CARTER & BURGESS, INC. CONTROL POINTS FOR THE STEINER RANCH DEVELOPMENT.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	272.00'	54.92'	S 03°17'13" W	54.83'
C2	275.00'	111.11'	N 09°04'36" E	110.35'
C3	28.00'	17.12'	N 38°09'51" E	16.86'
C4	25.00'	15.40'	S 38°17'31" W	15.16'
C5	272.00'	54.94'	S 14°51'29" W	54.85'
C6	25.00'	23.87'	N 83°17'31" E	22.97'
C7	328.00'	91.11'	N 12°41'15" E	90.81'
C8	325.00'	113.41'	S 10°38'53" W	112.83'
C9	328.00'	23.35'	N 02°41'26" E	23.35'

LOOMIS AUSTIN ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING
 3101 Bee Caves Road, Suite 100; Austin Texas 78746
 Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomis-austin.com

SKETCH TO ACCOMPANY
FIELD NOTES
FN914(kls)

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.014 ACRE (622 SQ. FT.) OF LAND IN THE WM. BRADFORD SURVEY NO. 48, A-91, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE SUMMER ALCOVE WAY RIGHT-OF-WAY, RIVER DANCE, PHASE SEVEN-A, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200700356, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.014 ACRE TRACT OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found for a re-entrant corner of said River Dance, Phase Seven A, same being an interior corner of Lot 75, Block C, River Dance Phase 3, a subdivision according to the plat of record in Document No. 200600133, Official Public Records of Travis County, Texas, and being the northwest corner of Lot 23, Block H, said River Dance, Phase Seven-A and the east corner of Lot 1, Block W, said River Dance, Phase Seven-A;

THENCE S 12° 00' 17" W, with the east line of said Lot 1, same being the west line of said Lot 23, a distance of 217.92 feet to a ½-inch iron rod with plastic cap stamped "LAI" previously set in the east right-of-way line of said Summer Alcove Way for the southeast corner of said Lot 1 and for a point of curvature and **POINT OF BEGINNING** of the tract described herein;

THENCE with the arc of a curve to the right, having a radius of 60.00 feet, an arc distance of 117.08 feet and a chord of which bears S 26° 30' 38" W, a distance of 99.37 feet to a calculated point for the southern south corner of the tract described herein;

THENCE crossing the Summer Alcove Way right-of-way, the following three (3) courses and distances:

1. N 07° 35' 22" W, a distance of 3.90 feet to a calculated point for a point of curvature and for the southern north corner of the tract described herein,
2. with the arc of a curve to the left, having a radius of 56.10 feet, an arc distance of 154.17 feet and a chord of which bears N 03° 40' 53" E, a distance of 110.04 feet to a calculated point for the northern south corner of the tract described herein, and
3. N 14° 57' 08" E, a distance of 3.90 feet to a calculated point in the east right-of-way line of Summer Alcove Way, same being the south line of Lot 3, said Block H, for a point of curvature and for the northern north corner of the tract described herein;

THENCE with the south line of said Lot 3, Lot 2, said Block H, and said Lot 1, with the arc of a curve to the right, having a radius of 60.00 feet, passing at an arc distance of 12.10 feet a ½-inch iron rod with plastic cap stamped "LAI" previously set for the southeast corner of said Lot 3, same being the southwest corner of said Lot 2, passing at an arc distance of 28.35 feet a ½-inch iron rod with plastic cap stamped "LAI" previously set for the southeast corner of said Lot 2, same being the southwest corner of said Lot 1 and continuing for a total arc distance of 47.81 feet and a chord of which bears S 52° 13' 07" E, a distance of 46.56 feet the **POINT OF BEGINNING** and containing 0.014 acres of land, more or less.

0.014 ac. (622 Sq. Ft.)
Wm. Bradford Sur. No. 48, A-91
Travis County, Texas

LAI Job No.060711
FN0915(kls)
Page 2 of 3

BEARING BASIS: Horizontal Control for this project is based on Carter & Burgess, Inc. control points for the Steiner Ranch Development.

LAI WORD FILE: FN0915(kls)

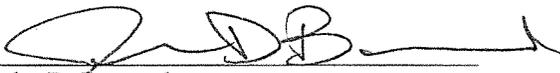
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

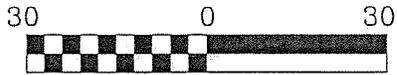
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of July, 2007, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 17th of June 2008 A.D.

Loomis Austin, Inc.
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749, State of Texas



SCALE: 1"=30'
 MARCH, 2008
 TRAVIS COUNTY, TEXAS

BLOCK C, LOT 75
 GREENBELT
 RIVER DANCE PHASE 3
 DOC. NO. 200600133
 O.P.R.T.C.TX.

P.O.C.

RIVER DANCE, PHASE SEVEN-A
 DOC. NO. 200700356
 O.P.R.T.C.TX.

BLOCK W
 7

BLOCK H

N14°57'08"E
 3.90'

LAI

C5

A=12.10'

LAI

C4

A=16.25'

LAI

C3

A=19.46'

LAI

C2

A=19.46'

LAI

C1

A=19.46'

LAI

P.O.B.

N12°00'17"E

217.92'

R=60.00'

0.014 ACRES
 (622 SQ. FT.)

WM. BRADFORD SURVEY
 NO. 48, A-91

23
 GREENBELT AND
 DRAINAGE EASEMENT

SUMMER ALCOVE WAY

N07°35'22"W
 3.90'

LAI

C4

1

LEGEND

- ⊙ MAG NAIL FOUND
- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	117.08'	S 26°30'38" W	99.37'
C2	56.10'	154.17'	N 03°40'53" E	110.04'
C3	60.00'	47.81'	S 52°13'07" E	46.56'
C4	60.00'	9.89'	S 87°08'00" W	9.88'
C5	60.00'	3.07'	N 76°30'50" W	3.07'

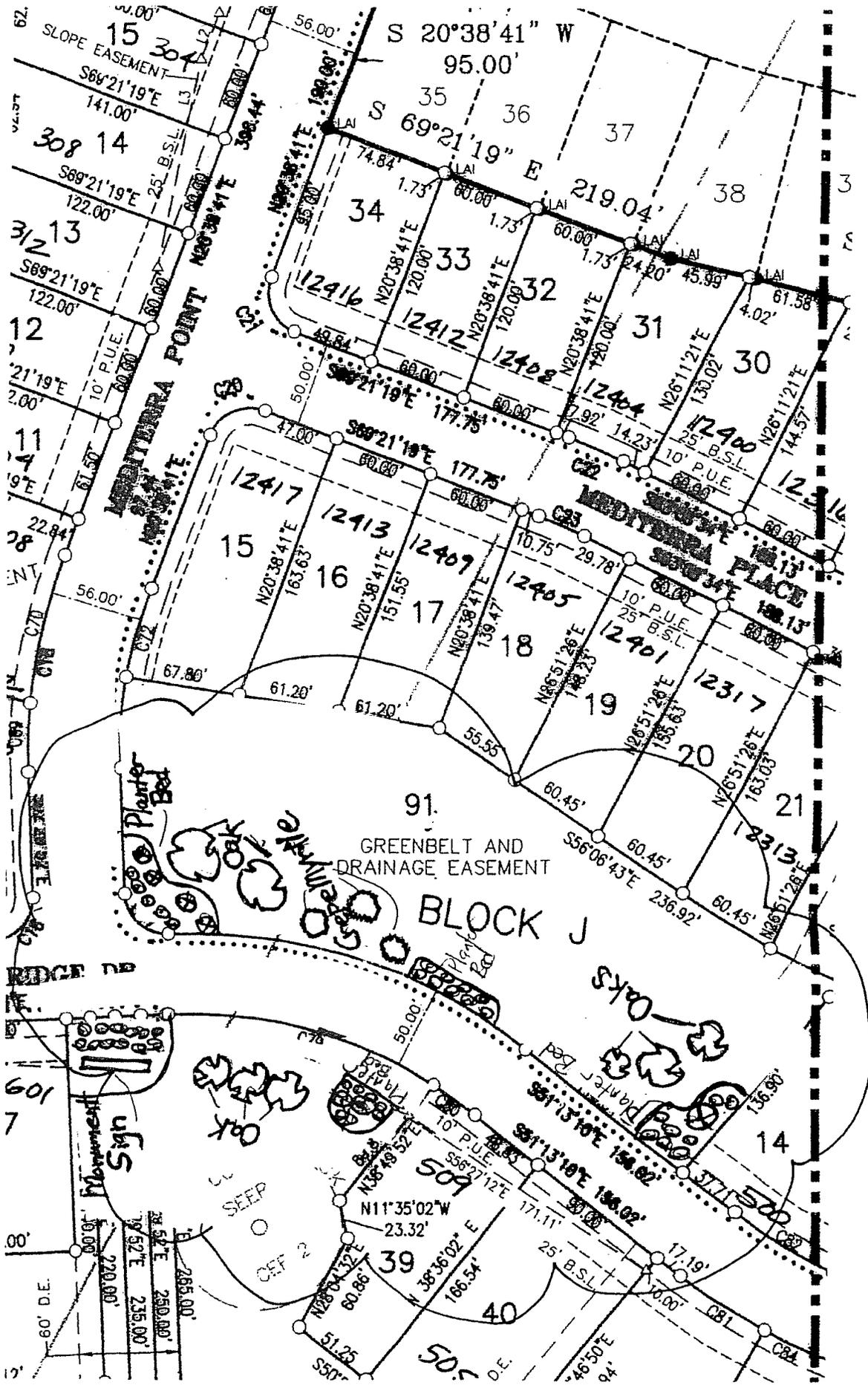
BEARING BASIS:
 HORIZONTAL CONTROL FOR THIS PROJECT
 IS BASED ON CARTER & BURGESS, INC.
 CONTROL POINTS FOR THE STEINER RANCH
 DEVELOPMENT.

**LOOMIS
 AUSTIN**

ENGINEERING, LAND SURVEYING
 & ENVIRONMENTAL CONSULTING

3101 Bee Coves Road, Suite 100; Austin Texas 78746
 Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomis-austin.com

SKETCH TO ACCOMPANY
 FIELD NOTES
 FN915(ks)



GREENBELT AND DRAINAGE EASEMENT

BLOCK J

MILITARY POINT

MADYBERRY PLACE

Sign Monument

SEEP

CEP

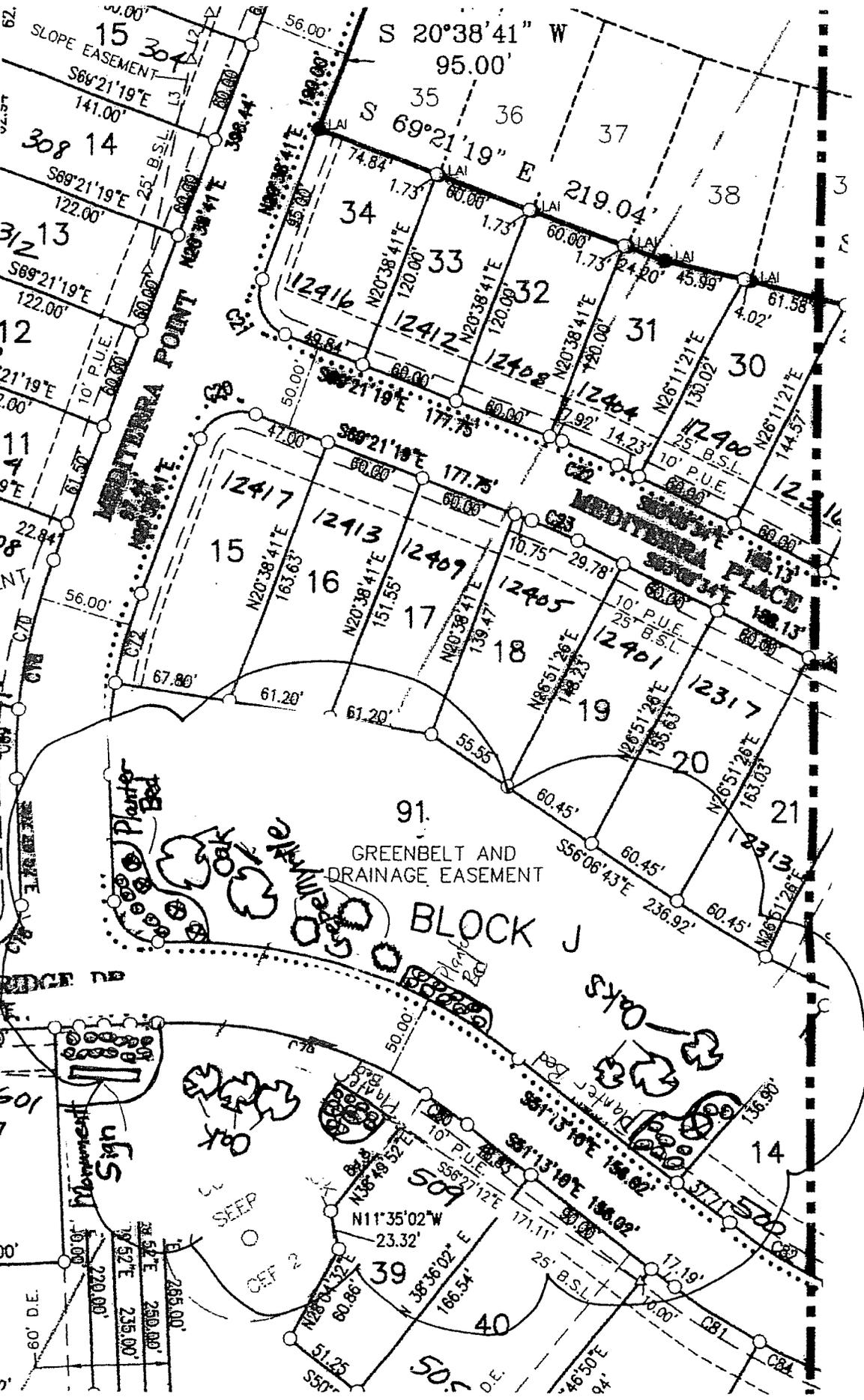
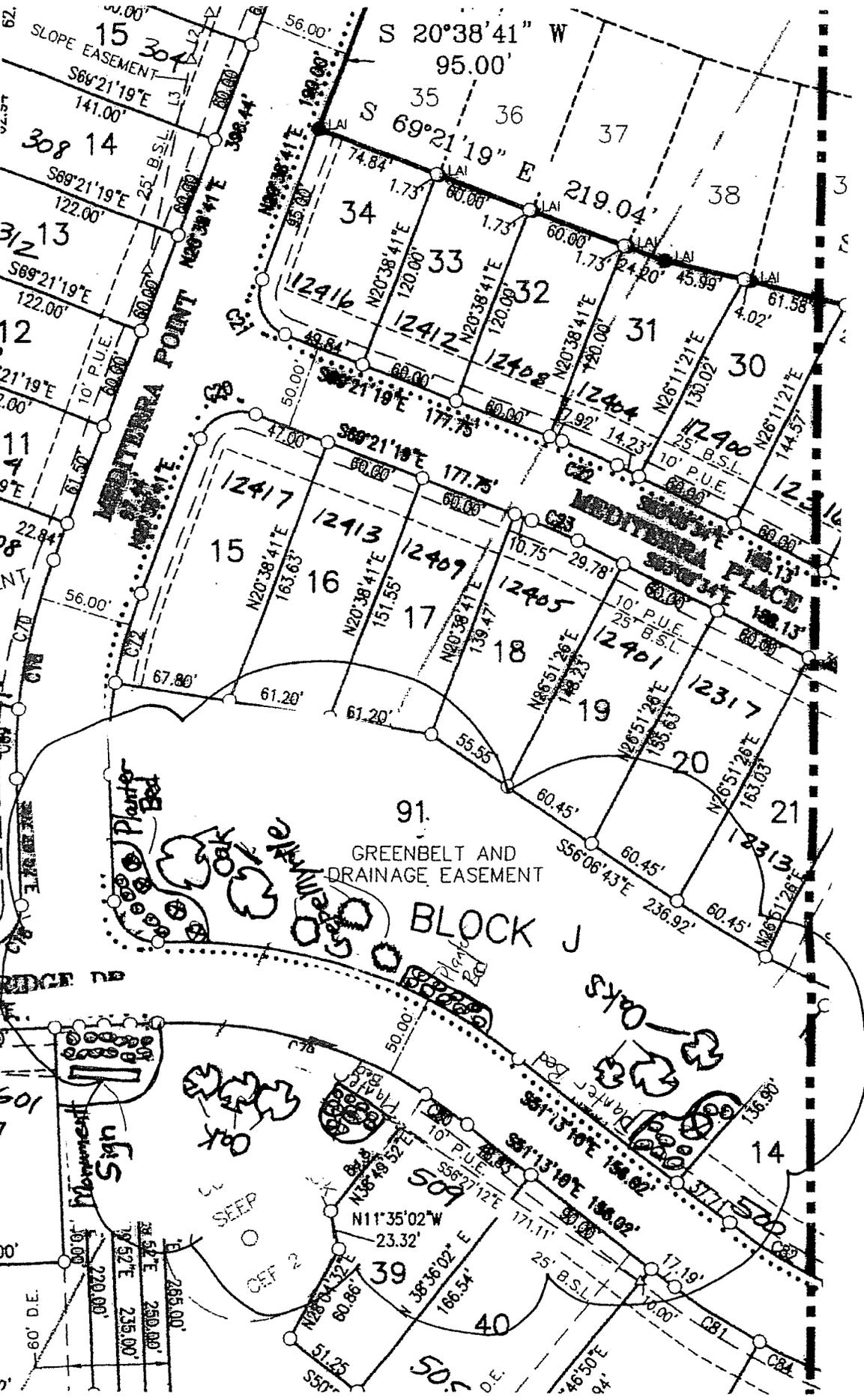
RIDGE DR

Planters Bed

Oaks

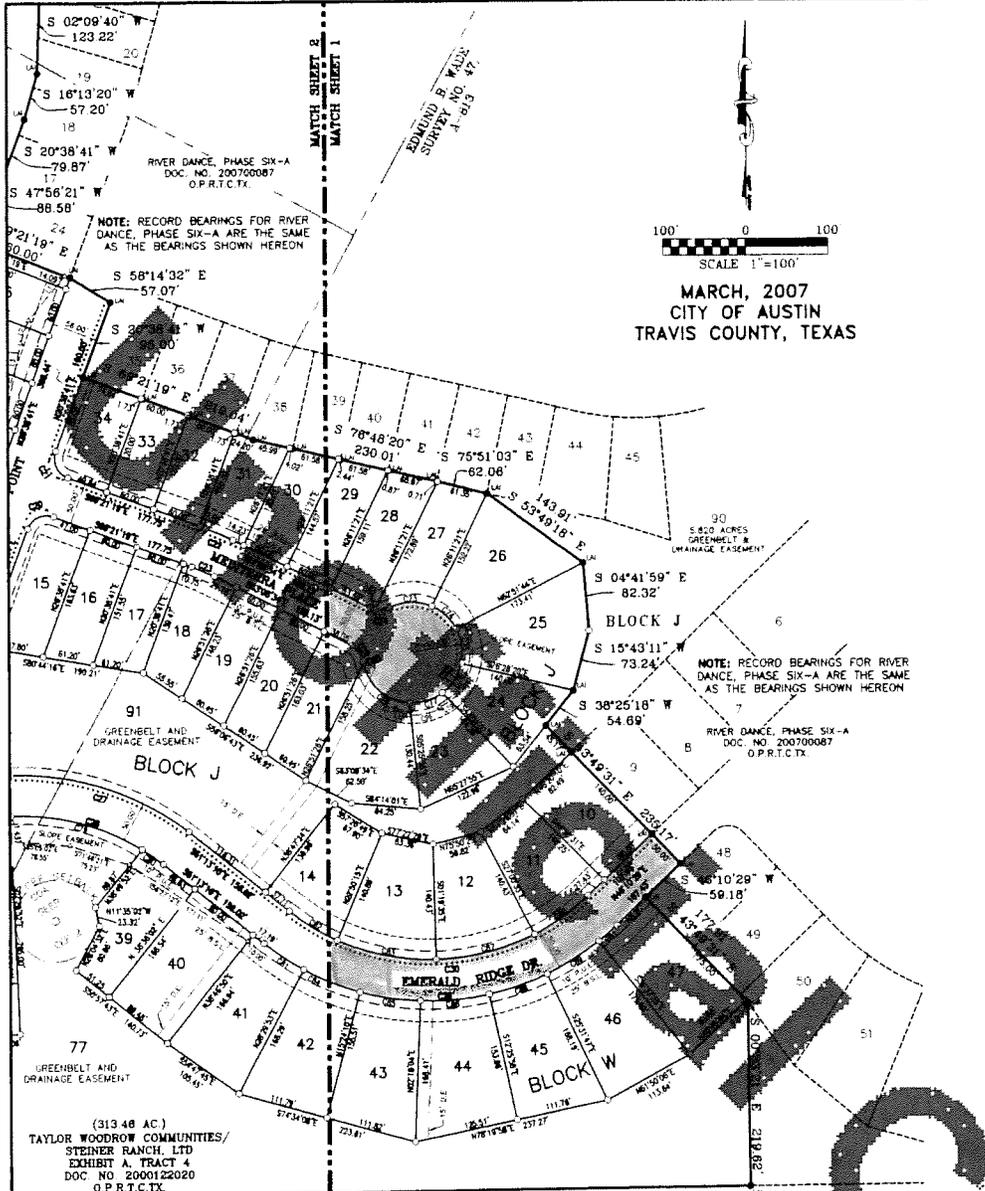
60' D.E.

D.E.



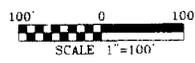
200700356

PHOTOGRAPHIC MYLAR



LOT	BLOCK	ACRES
LOT 1	BLOCK W	0.824
LOT 2	BLOCK W	0.824
LOT 3	BLOCK W	0.558
LOT 4	BLOCK W	0.438
LOT 5	BLOCK W	0.480
LOT 6	BLOCK W	0.487
LOT 7	BLOCK W	0.257
LOT 8	BLOCK W	0.271
LOT 9	BLOCK W	0.304
LOT 10	BLOCK W	0.295
LOT 11	BLOCK W	0.280
LOT 12	BLOCK W	0.256
LOT 13	BLOCK W	0.312
LOT 14	BLOCK W	0.343
LOT 15	BLOCK W	0.343
LOT 16	BLOCK W	0.371
LOT 17	BLOCK W	0.333
LOT 18	BLOCK W	0.343
LOT 19	BLOCK W	0.333
LOT 20	BLOCK W	0.299
LOT 21	BLOCK W	0.444
LOT 22	BLOCK W	0.337
LOT 23	BLOCK W	0.317
LOT 24	BLOCK W	0.333
LOT 25	BLOCK W	0.347
LOT 26	BLOCK W	0.377
LOT 27	BLOCK W	0.489
LOT 28	BLOCK W	0.458
LOT 29	BLOCK W	0.487
LOT 30	BLOCK W	0.799
LOT 31	BLOCK W	0.246
LOT 32	BLOCK W	0.278
LOT 33	BLOCK W	0.382
LOT 34	BLOCK W	0.280
LOT 35	BLOCK W	0.329
LOT 36	BLOCK W	0.276
LOT 37	BLOCK W	0.237
LOT 38	BLOCK W	0.580
LOT 39	BLOCK W	0.271
LOT 40	BLOCK W	0.344
LOT 41	BLOCK W	0.344
LOT 42	BLOCK W	0.339
LOT 43	BLOCK W	0.340
LOT 44	BLOCK W	0.378
LOT 45	BLOCK W	0.337
LOT 46	BLOCK W	0.366
LOT 47	BLOCK W	0.344
LOT 10	BLOCK J	0.281
LOT 11	BLOCK J	0.281
LOT 12	BLOCK J	0.289
LOT 13	BLOCK J	0.306
LOT 14	BLOCK J	0.281
LOT 15	BLOCK J	0.277
LOT 16	BLOCK J	0.217
LOT 17	BLOCK J	0.200
LOT 18	BLOCK J	0.207
LOT 19	BLOCK J	0.209
LOT 20	BLOCK J	0.218
LOT 21	BLOCK J	0.228
LOT 22	BLOCK J	0.340
LOT 23	BLOCK J	0.224
LOT 24	BLOCK J	0.227
LOT 25	BLOCK J	0.342
LOT 26	BLOCK J	0.321
LOT 27	BLOCK J	0.219
LOT 28	BLOCK J	0.229
LOT 29	BLOCK J	0.289
LOT 30	BLOCK J	0.189
LOT 31	BLOCK J	0.179
LOT 32	BLOCK J	0.185
LOT 33	BLOCK J	0.185
LOT 34	BLOCK J	0.203
LOT 91	BLOCK J	1.634
LOT 92	BLOCK J	0.234
LOT 3	BLOCK H	0.258
LOT 4	BLOCK H	0.265
LOT 5	BLOCK H	0.271
LOT 6	BLOCK H	0.276
LOT 7	BLOCK H	0.270
LOT 8	BLOCK H	0.295
LOT 9	BLOCK H	0.305
LOT 10	BLOCK H	0.280
LOT 11	BLOCK H	0.168
LOT 12	BLOCK H	0.168
LOT 13	BLOCK H	0.168
LOT 14	BLOCK H	0.181
LOT 15	BLOCK H	0.307
LOT 16	BLOCK H	0.220
LOT 23	BLOCK H	2.136

MARCH, 2007
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



(313.48 AC.)
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD
EXHIBIT A, TRACT 4
DOC NO 2000122020
O.P.R.T.C.T.X.

(89.69 AC.)
LA/DF WATERWORKS, LTD
EXHIBIT "A"
DOC NO 2004027476
O.P.R.T.C.T.X.

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - CAB 1/2" IRON ROD FOUND BY CAP STAMPED "CARTER & BURGES"
 - BAP 1/2" IRON ROD FOUND BY CAP STAMPED "BURY PARTNERS"
 - ▲ COTTON OIL SPANDELS FOUND
 - MAG NAIL FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" SET
 - LA 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" SET IN CONCRETE
 - △ CALCULATED POINT
 - BENCHMARK
 - ORIGINAL LOCATION
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.S.L. BUILDING SETBACK LINE

FILE	11-09-08-STEINER RANCH SUBSEQUENCE-PHASE-3-FINAL-7A PLAT
DATE	08-02-2007
SCALE	1"=100'
JOB #	060711
F.B.#	247
DWG #	7A-PLAT-FINAL.DWG
NO.	REVISION
	BY DATE

LOOMIS ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING
AUSTIN

3103 Bee Caves Road, Suite 225, Austin Texas 78746 (512) 327-1180
Phone: (512) 327-1180, Fax: (512) 327-4062, www.loomis-austin.com

CASE NO. CBJ-99-0110.03.7A
RIVER DANCE, PHASE SEVEN-A
SHEET 2 OF 4

200700356

PHOTOGRAPHIC MYLAR

RIVER DANCE, PHASE SEVEN-A

THE STATE OF TEXAS)
THE COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:
THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. BARNARD, VICE-PRESIDENT, BEING THE OWNER OF THAT CERTAIN 39,961 ACRES OF LAND IN THE EDWARD B. WADE SURVEY NO. 47, A-813 AND THE WM. BRADFORD SURVEY NO. 48, A-48, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 313.46 ACRE TRACT DESCRIBED AS EXHIBIT 7A, TRACT IV, IN A DEED TO SAID TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD. DATED AUGUST 02, 2000, OF RECORD IN DOCUMENT NO. 2000122020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 39,961 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "RIVER DANCE, PHASE SEVEN-A", 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 9th DAY OF October, 2007, A.D.

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

JAMES D. BARNARD, PRESIDENT
TWC/STEINER RANCH, L.L.C.
805 LAS CAVAS ROAD, SUITE 225
AUSTIN, TEXAS 78746
PHONE: (512) 327-1180 FAX: (512) 327-7966

THE STATE OF TEXAS)
THE COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:
BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED JAMES D. BARNARD, KNOWN TO ME TO BE THE PERSON WHO HAS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 9th DAY OF October, 2007, A.D.

Trish Lee
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRES ON September 06, 2010
805 Las Cimas Parkway, Ste 350, Austin, Texas 78746

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, THAT I HAVE PREPARED THE PLAT SUBMITTED HEREWITH, THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYED PORTIONS THEREON, AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE LAND DEVELOPMENT CODE AS 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. 5748 - 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



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 16th DAY OF October, 2007.

VICTORIA P. E. DIRECTOR
CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING COMMISSION OF THE CITY OF AUSTIN, ON THE 16th DAY OF October, 2007.

Betty Baker, Chairperson
Clarice Shannon, 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 SUBMISSION 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 ERECT 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)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 13th DAY OF November, 2007, 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.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 29th DAY OF November, 2007, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
M. Bryant, DEPUTY



STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF NOV 2007, A.D. AT 4:33 O'CLOCK P.M., AND DULY RECORDED ON THE 29th DAY OF NOV 2007, A.D. AT 4:33 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT NO. 200700356, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 29th DAY OF NOV 2007.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
DEPUTY



BENCHMARK LIST: DATUM - HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON CARTER & 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 ±13' FROM THE NORTH EDGE OF ASPHALT PAVEMENT FOR QUINLAN PARK ROAD, ±85' SOUTHWEST OF THE INTERSECTION OF DAWN RIVER PASS AND QUINLAN PARK ROAD, RIVER DANCE PHASE TWO. ELEVATION = 805.79 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, ±180' SOUTHWEST OF THE PROPOSED INTERSECTION OF GARDENS 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-14". LOCATED ±35' FROM THE EAST EDGE OF ASPHALT PAVEMENT AND A PORTION OF QUINLAN PARK ROAD, ±1.045' NORTHEAST OF THE INTERSECTION OF BELLA WAP TRAIL AND QUINLAN PARK ROAD, RIVER DANCE PHASE TWO. (ELEVATION = 785.57 FEET, AS PROVIDED BY CARTER & BURGESS SURVEYING DEPT). ELEVATION = 785.51 FEET, BASED ON DIFFERENTIAL LEVELING FROM QUINLAN PARK ROAD AND BURGESS CONTROL POINTS SR-12 AND SR-13.
- BM-060711-04: 1/2" IRON ROD W/PLASTIC CAP STAMPED "LAI" SET, LOCATED ALONG THE NORTH R.O.W. LINE OF MONTCLAIR BEND, ADJACENT TO THE SOUTH LINE OF LOT 2, BLOCK X, AND ± 60' EAST OF THE INTERSECTION OF MONTCLAIR BEND AND MEDITERRA POINT. ELEVATION = 782.38 FEET.

LAND USE SUMMARY:

TOTAL ACREAGE:	39,961 ACRES
RIGHT-OF-WAY ACREAGE:	4,813 ACRES
RESIDENTIAL LOT ACREAGE:	26,587 ACRES
GREENBELT LOT ACREAGE:	8,361 ACRES

TOTAL NUMBER OF LOTS:

SINGLE FAMILY RESIDENTIAL:	87
GREENBELT/DRAINAGE:	3

STREET SUMMARY:

SUMMER ALCOVE WAY:	50FT ROW	1224 LINEAR FEET
EMERALD RIDGE DR:	50FT ROW	1386 LINEAR FEET
MEDITERRA POINT:	50FT ROW	644 LINEAR FEET
MEDITERRA PLACE:	50FT ROW	520 LINEAR FEET

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

LOT (ACRES)	(F(T)) ALLOCATED	NUMBER OF LOTS	TOTAL (ACRES)
0-1.32	2,000	0	0
0.133-0.230	2,500	0	1,263
0.231-0.281	3,000	20	1,377
0.282-0.344	3,500	28	2,256
0.345-0.439	4,250	13	1,268
0.500-1.0	5,000	4	0,459
1.0-2.999	7,000	0	0
3.0 AND UP	10,000	0	0
TOTAL		87	6.62

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LAKE AUSTIN 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-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

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

CASE NO. CBJ-99-0110.03.7A

NO.	REVISION	BY	DATE

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.com

RIVER DANCE, PHASE SEVEN-A
SHEET 3 OF 4

200700356

PHOTOGRAPHIC MYLAR

GENERAL NOTES:

1. THE FOLLOWING LOTS ARE RESERVED AS GREENBELT AND DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE DEVELOPER AND HIS/HER SUCCESSOR-IN-TITLE, LOT 23, BLOCK M, LOT 91, BLOCK J, AND LOT 77, BLOCK W.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A MAXIMUM OF 0.05 ACRES OF IMPERVIOUS COVER, AND ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 30-5-301 AND 30-5-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2002144743, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

2. WATERSHED STATUS - THIS SUBDIVISION IS LOCATED IN THE LAKE AUSTIN WATERSHED, AND IS CLASSIFIED AS WATER SUPPLY RURAL WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (L.D.C.), AS AMENDED BY ORDINANCE NO. 011025-49. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

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 10-25-2007 (000), THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2002144743, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

4. ALL BUILDING FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON FILL PLACED ON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.

5. THE LAND USE OF EACH LOT IN THIS SUBDIVISION SHALL BE RESIDENTIAL USE, EXCEPT LOT 23, BLOCK H, LOT 91, BLOCK J, AND LOT 77, BLOCK W (GREENBELT AND DRAINAGE EASEMENT). GREENBELT AND DRAINAGE EASEMENTS WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND/OR ASSIGNS.

6. ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF AUSTIN ALTERNATE GEOMETRIC STANDARDS.

7. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

8. EROSION PREVENTION MEASURES ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO L.D.C. SECTION 30-5-181 AND 182, AND THE ENVIRONMENTAL CRITERIA.

9. NO OBSTRUCTIONS SHALL BE PLACED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A MANNER THAT IS NOT APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.

10. ALL DRAINAGE EASEMENTS OF THIS SUBDIVISION SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS. THE DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY. PROPERTY OWNER OR HIS ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL MAINTAIN ACCESS TO THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF DRAINAGE EASEMENTS.

11. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

12. ALL CEFS SHALL HAVE A MINIMUM FOOT OF NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT POSSIBLE. CONSTRUCTION AND WASTEWATER IRRIGATION AND DISPOSAL ARE PROHIBITED WITHIN THE SETBACK.

13. DESIGN OF WASTEWATER INFRASTRUCTURE FOR THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TIED AND WOOD NO. 17 STANDARDS. DESIGN OF TREATABLE WASTEWATER INFRASTRUCTURE FOR THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF AUSTIN AND TIED AND WOOD NO. 17 STANDARDS.

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

15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH EASEMENT AND/OR CONDUIT RIGHTS FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES FOR THE LOTS. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE SUBDIVISION AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH SECTION 30-5-301 OF THE CITY OF AUSTIN L.D.C.

16. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, BRANCHES AND LIMBS AND TO MAKE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY SHALL BE RESPONSIBLE FOR ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN L.D.C.

17. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND CITY OF AUSTIN. THE OWNER SHALL UNDERSTAND AND ACKNOWLEDGE THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS.

18. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

19. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE STREETS AND AS SHOWN BY A DOTTED LINE ON THE PLAT. 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.

21. PER THE STEINER RANCH DEVELOPMENT AGREEMENT, SECTION VII B-3(i) AND REVISION #3 TO THE APPROVED RIVER DANCE PRELIMINARY PLAN, AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FOR CUT/FILL OF 8 FEET OR LESS.

22. PER THE STEINER RANCH DEVELOPMENT AGREEMENT, SECTION VII B-3(i) AND REVISION #3 TO THE APPROVED RIVER DANCE PRELIMINARY PLAN, AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FOR THE CONSTRUCTION OF DRIVEWAYS, BUILDINGS, AND RESIDENCES ON SLOPES UP TO 35%.

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

24. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 011025-49, WHICH CONTAINS: (i) THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND STEINER RANCH PARTIES AS RECORDED IN DOCUMENT NO. 2001180705 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (ii) THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2001180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. THIS SUBDIVISION IS A PORTION OF THE TAYLOR WOODROW PARCEL AS DEPICTED IN EXHIBIT "A" PER THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER IN DOCUMENT NO. 2001180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

26. PER SECTION II AND EXHIBIT C OF THE STEINER RANCH AGREEMENT, CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 10.20 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

27. 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.

28. PER SECTION VI OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, BY SEWER GENERATING DEVELOPMENT UNITS AND BY 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.

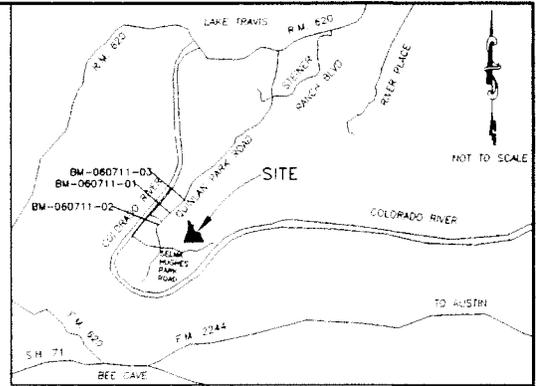
29. THE FOLLOWING LOTS HAVE SLOPES GREATER THAN 15%: BLOCK J, LOTS 10-14, 18-34, 91; BLOCK H, LOTS 1-16, 23; BLOCK W, LOTS 29, 38-46, 77.

CONSTRUCTION ON THESE LOTS SHALL COMPLY WITH THE CITY OF AUSTIN L.D.C. SECTIONS 30-5-301, 302 AND 303, AS MODIFIED BY ORDINANCE 011025-49.

30. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 13008, PAGE 758, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED BY THAT CERTAIN AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS STEINER RANCH, RECORDED AS DOCUMENT NO. 2000143255, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT CERTAIN SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS AND RESTRICTIONS STEINER RANCH, RECORDED AS DOCUMENT NO. 2002057908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

31. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE BYLAWS OF STEINER RANCH MASTER ASSOCIATION, INC.

32. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, FENCEWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD, IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



LOCATION MAP

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARINGS, and CHORD LENGTH. It lists 100 curve data points for a subdivision project.

CASE NO. C8J-99-0110.03.7A

FILE: H:\SURVEY\STEINER RANCH\PROJ\PLAN-7\FINAL\7A.DWG
DATE: 08-22-2007 DRAWN BY: K. SCHRIEBER
SCALE: 1"=100' CHECKED BY: J.D. BARNARD
JOB #: 062711 F.B.#: 243 L.DEG.#: 261441 (C8J) (S)
NO. REVISION BY DATE

LOOMIS 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-A
SHEET 4 OF 4



PLATS 200700356
4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: RIVER DANCE, PHASE SEVEN-A

OWNERS NAME:

TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD.
TWC/STEINER RANCH, L.L.C.

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

- DOC# 2007215209 -- TRUST DEED
- DOC# 2007215210 -- JOINT-USE DRIVEWAY EASEMENT
- DOC# 2007215211 -- JOINT-USE DRIVEWAY EASEMENT
- DOC# 2007215212 -- RESTRICTIVE COVENANT
- DOC# 2007215213 -- SUBDIVISION CONSTRUCTION AGREEMENT
- DOC# 2007215214 -- PUBLIC UTILITY AND DRAINAGE EASEMENT
- DOC# 2007215215 -- PUBLIC UTILITY AND DRAINAGE EASEMENT

RETURN:

CITY OF AUSTIN
CESAR ZAVALA
512/974-3404

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

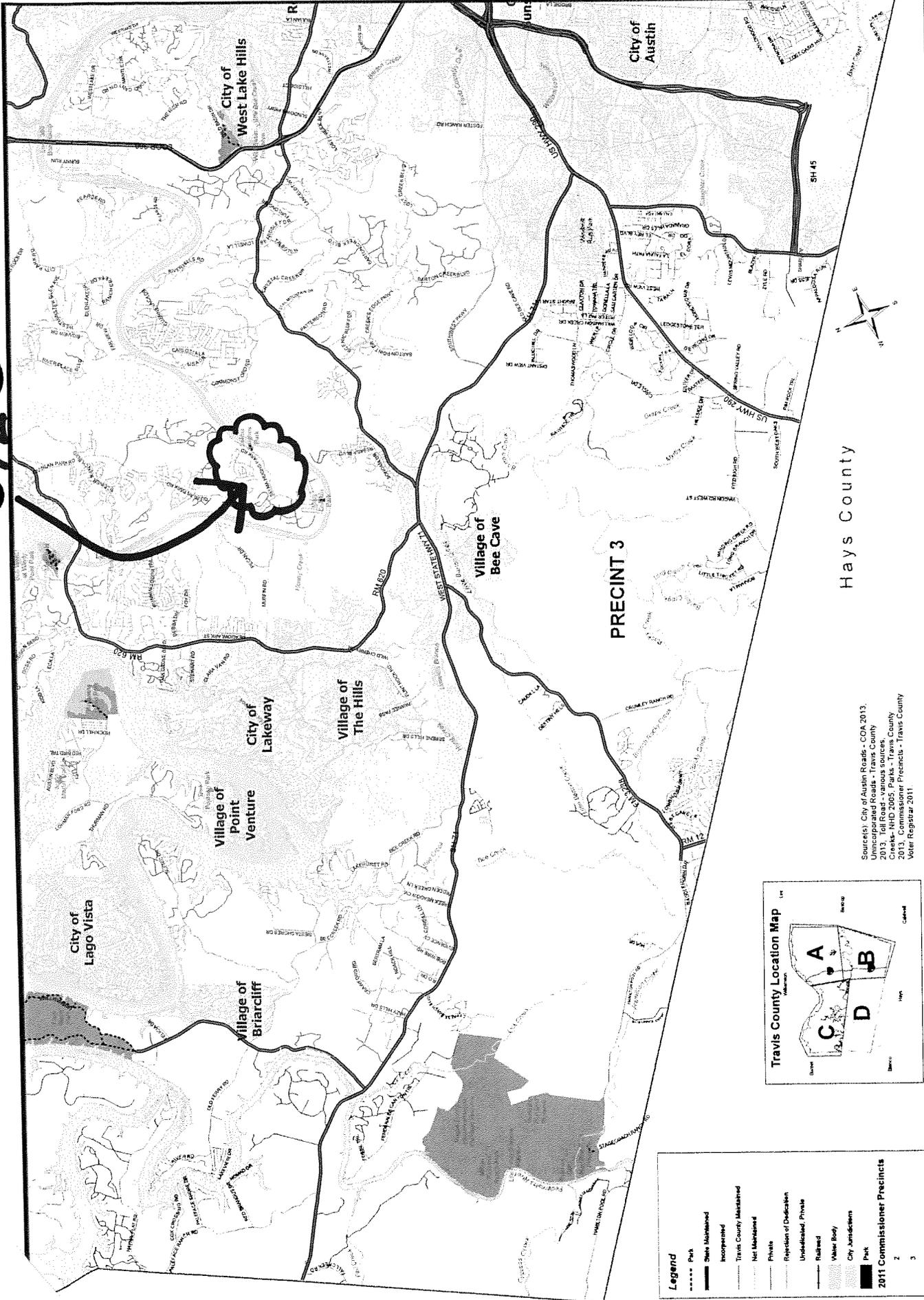
2007 Nov 29 04:33 PM 200700356

CLARKMM \$119.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

UNOFFICIAL COPY

Site



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

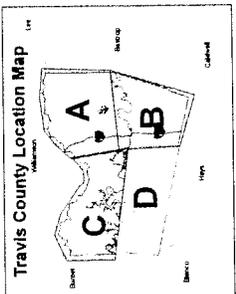


0 0.9
Miles



Hays County

Sources: City of Austin Roads - COA 2013.
Unincorporated Roads - Travis County
2013, Toll Road - various sources,
Creeks - NHD 2005, Parks - Travis County
2013, Commissioner Precincts - Travis County
Voter Registrar 2011.



Legend

- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated Private
- Railroad
- Water Body
- City Jurisdiction
- Park

2011 Commissioner Precincts

2

3

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