



Travis County Commissioners Court Agenda Request

Meeting Date: February 4, 2014

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

Division Director/Manager: Stacey Scheffel, Permit Program Manager

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

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Notify the Court on the satisfactory completion of construction of the private streets within Steiner Ranch Phase One, Section 10D and Steiner Ranch Phase One, Section 10D the re-subdivision of Lots 303-315, Lots 324-339, Block A and Lot 4, Block F - two subdivisions in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

Steiner Ranch Phase One, Section 10D was recorded on January 05, 2007 with document #200700003. Steiner Ranch Phase One, Section 10D the re-subdivision of Lots 303-315, Lots 324-339, Block A and Lot 4, Block F was recorded on December 29, 2011 with document #201100206. All items required for satisfactory completion of construction have been received, including the documents that show that the subdivisions have been added to the Declaration of Covenants, Conditions, and Restrictions (DCCRs), as recorded with document #2007002913 in the Official Public Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the private streets.

STAFF RECOMMENDATIONS:

According to the Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioners Court August 28, 1997, the County Executive will notify the Commissioners Court of the satisfactory construction of private improvements. Upon completion of the private improvements, the County Executive will release the security for the private improvements.

ISSUES AND OPPORTUNITIES:

This indicates that the private streets within the subdivisions are built to public street standards, also that there is a collective body in place to maintain the streets of these subdivisions for the respective residents.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Construction Acceptance Letter

Requirements List

Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Charles Allen	Engineer Inspector Specialist	TNR	(512) 266-3314

SM:SS:ps**1101 - Development Services Long Range Planning - Steiner Ranch, Phase One, Section
10D**



TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

Steiner Ranch Phase One, Section 10D

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

- 1/20/14 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)
- 7/31/13 2. Construction Summary Report, **signed** by COA inspector. § 82.604(c)(1)
- 6/6/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B) (not 100%)
- 6/6/13 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 Warrant sheet for each sign.
- NA 5. 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)
- 6/18/13 6. 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)
- 7/31/13 7. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts
- 1/9/14 *8. The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State
- 1/9/14 *9. A recorded copy of the Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Real Property Records of Travis County

* These two items are in lieu of warranty bond , sidewalk fiscal posting and ADA statement.

TRANSPORTATION AND NATURAL RESOURCES

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



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

CONSTRUCTION ACCEPTANCE AND RECOMMENDATION
FOR FISCAL RELEASE -PRIVATE STREET SUBDIVISION

DATE: June 18, 2013

Developer

Taylor Morrison, Inc.
Taylor Woodrow
805 Las Cimas Parkway, Suite 350
Austin, TX 78746

Engineer

Texas Engineering Solutions
Stephen R. Delgado, P.E.
5000 Bee Caves Rd, Suite 206
Austin, TX 78746

SUBJECT: Steiner Ranch Phase One, Section 10D

Effective this date, street and drainage construction within this private street subdivision appears to be in conformance with approved construction documents. When all non-construction documents have been received, the fiscal will be released. This subdivision will not be accepted for maintenance by Travis County, but will be turned over to the homeowners association for maintenance.

OTHER REMARKS:

Furnish all items listed on requirements list, attached. *Completed*

BY:

A handwritten signature in blue ink, appearing to read "Charles Allen", is written over a horizontal line.

Charles Allen, Construction Inspector - TNR

A handwritten signature in blue ink, appearing to read "Paul Scoggins", is written over a horizontal line. To the right of the signature, the date "1/21/14" is handwritten.

Paul Scoggins, Engineering Specialist - TNR

1102 Fiscal File
1105 Subdivision File



PLATS 200700003

5 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: STEINER RANCH PHASE ONE SECTION 10D

OWNERS NAME: TAYLOR WOODROW COMMUNITIES/STEINER RANCH LTD, TWC/STEINER RANCH, L.L.C. AND JAMES D. PLASEK

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS/COMMENTS:

2007002907,2007002908,2007002909,2007002910,2007002911,2007002912,
2007002913 & 2007002914

RETURN:

T.N.R
DENNIS WILSON 854-9383

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Jan 05 10:49 AM 200700003

CORTEZY \$146.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

01-5-2007

\$ 146.00

200700003

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

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWO/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PLASEK, VICE PRESIDENT, BEING THE OWNER OF 81.41 ACRES OF LAND OUT OF THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 066, LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1 DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 200009808 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2771 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 200009809 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 0.18 TRACT OF LAND DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 2002200730 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE UNDERSIGNED OWNER SUBDIVIDES 81.41 ACRES OF LAND OUT OF THE ABOVE REFERENCED TRACTS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS

* STEINER RANCH PHASE ONE, SECTION 10D *

SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN ON THIS PLAT, AND DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN ON THIS PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS PREVIOUSLY GRANTED AND NOT RELEASED, THE MAINTENANCE OF AND PAYMENT OF REAL PROPERTY TAXES ON THE PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER OF THE SUBDIVISION OR PROPERTY OWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AN EXPRESS EASEMENT IS GRANTED ACROSS THE PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE A GOVERNMENTAL ENTITY DEEMS NECESSARY. OWNER AGREES THAT ALL GOVERNMENTAL ENTITIES AND THEIR AGENTS AND EMPLOYEES ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE PRIVATE STREET OR ANY COMMON AREA AS A RESULT OF USE BY GOVERNMENTAL VEHICLES.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 15th DAY OF October, 2006, A.D.

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

BY: JAMES PLASEK, VICE PRESIDENT
TWO/STEINER RANCH, L.L.C.
3405 GRIMES RANCH ROAD
AUSTIN, TEXAS 78732
FAX: (512)266-9342

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

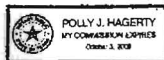
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF October, 2006, A.D.,

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF October, 2006, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :
COUNTY OF TRAVIS :



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

CERTIFIED TO THIS THE 17th DAY OF October, 2006, A.D.



PAUL C. SALVE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2518 - STATE OF TEXAS
C FAULKNER ENGINEERING, L.P.
400 BOWIE STREET, STE 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF TRACT 1 IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-02.

I, CASEY GILES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10-13-06
DATE



CASEY GILES
LICENSED PROFESSIONAL ENGINEER
NO. 91797 STATE OF TEXAS
C FAULKNER ENGINEERING, L.P.
400 BOWIE STREET, STE 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

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

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 17 DAY OF Oct, 2006.

Victoria Hsu
VICTORIA HSU, P.E., DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE RECORDING AND PLATTING COMMISSION OF AUSTIN ON THE 17th DAY OF Oct, 2006, A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON
Clarke Hammond
CLARKE HAMMOND, SECRETARY

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 CONNECTED 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 AND MAINTAIN ALL STREETS, ROADS, AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE SUBDIVISION FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH 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 OWNER AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IS NOT 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, YIELD SIGNS, WHICH ARE CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

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 12th DAY OF December, 2006, 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 QUILY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 5th DAY OF January, 2007, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

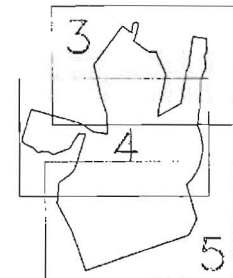
THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF IDENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF January, 2006, AT 10:49 O'CLOCK A.M., AND DULY RECORDED ON THE 5th DAY OF January, 2006, A.D., AT 10:49 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200700003 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 5th DAY OF January, 2006, A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

Dana Debeauvoir
DEPUTY
CLERK



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

TRAVIS COUNTY, TEXAS

DATE: JANUARY, 2006
SUBMITTER: PAUL C. SALVE, JR., RPLS NO. 2518
TECHNICAL: RLM
FIELDBOOK: 2023.005.04
JOB NUMBER: N/A
DESCRIPTION: N/A
DRAWING: J:\TWC\Steiner\Ph1Sec10\wood\FinalPlat\100\Ph1Sec100-FP.dwg

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

STEINER RANCH
PHASE ONE
SECTION 10D

C/E PLAT

Ph1Sec10D-FP.dwg

1
OF 5

LEGEND:

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ▲ COTTON SPINDLE SET
- △ PK NAIL SET
- ◆ CONCRETE MONUMENT SET
- × "X" FOUND/SET IN ROCK
- P.U.E. PUBLIC UTILITY FSNMT.
- D.L. CRANAGE FSNMT
- W.W.F. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- PRESERVE LINE AND DET OFFSET LINE

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

STEINER RANCH
PHASE ONE,
SECTION 10B
DOC. NO. 200300313
C.P.R.I.C.T.

CFE PLAT

Ph1Sec10D-FP.dwg

3
OF 5

CRJ-02-0206.01.2A

*STEINER RANCH
PHASE ONE
SECTION 10D*

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

TARRANT COUNTY, TEXAS

DATE:	JANUARY, 2006
PROJECT:	PAUL C. SAUVE, JR., RPLS No.2518
FILE NO.:	R/LM
JOB NUMBER:	2023.005.04
DESCRIPTION:	N/A
DRAWING:	\\TWC\Steiner\Ph1\Sec100\scad\Final\Plot 100\Ph1Sec100--FP.dwg

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

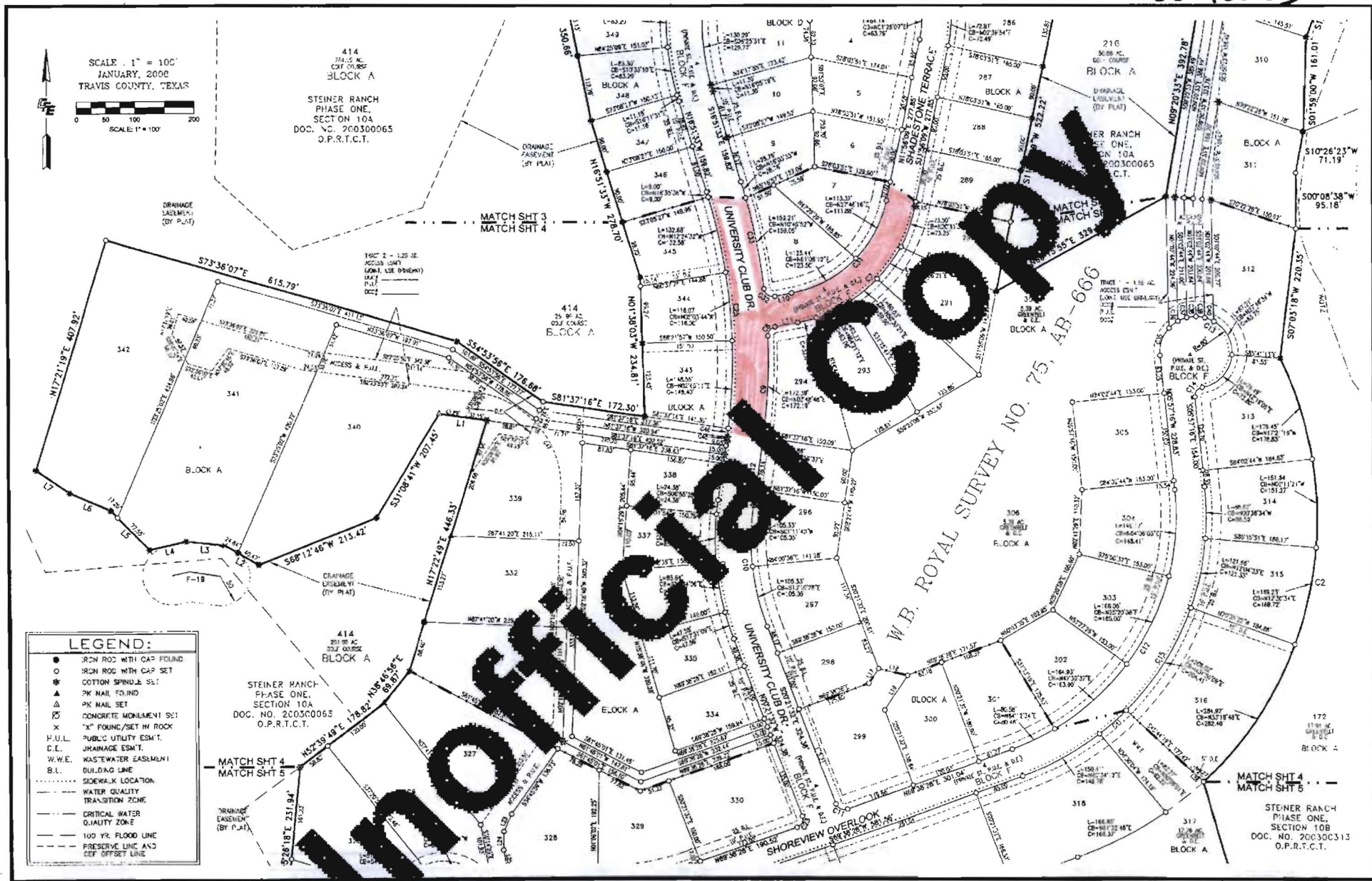
P.O. Box 1528
Austin, Texas 78767-1528
www.cfauknerengineering.com



C FAULKNER
ENGINEERING

(Page 4 of 6)

20070003



CFE
C. FAULKNER
ENGINEERING

400 Bowe Street, Suite 250
Austin, Texas 78703
P: 512.495.8470
F: 512.495.9473

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

TRAVIS COUNTY, TEXAS	DATE: JANUARY, 2006
PROJECT: STEINER RANCH, LTD.	BY: C. FAULKNER, JR., RPLS No.2518
TITLE: PHASE ONE, SECTION 10A	FIELD NO. 100
JOB NUMBER: 2023.005.04	DESCRIPTION: N/A
DRAWING: J:\C\Steiner\Ph1Sec10\Sec10A\Final\Plat	100\Ph1Sec100-FP.dwg

TAYLOR WOODROW
COMMUNITIES/
STEINER RANCH, LTD.

3405 GRIMES RANCH RD.
AUSTIN, TX 78732
PH: 512-266-3865
FX: 512-266-9342

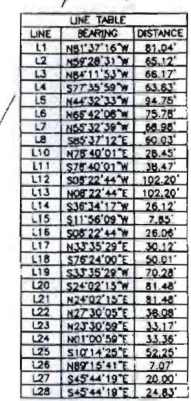
STEINER RANCH PHASE ONE SECTION 10D

C/E PLAT
Ph1Sec10D-FP.dwg

4
OF 5

LEGEND:

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- * COTTON SPADLE SET
- △ PK NAIL SET
- ⊠ CONCRETE MONUMENT SET
- x "x" FOUND/SET IN ROCK
- U.E. PUBLIC UTILITY ESM'T.
- D.E. DRAINAGE COM'T.
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING L&E
- - - SIDEWALK LOCATION
- . - WATER QUALITY TRANSITION ZONE
- · - CRITICAL WATER QUALITY ZONE
- - - 100 YR. FLOOD LINE
- - - PRESERVE LINE AND SET OFFSET LINE



CURVE	CURVE TABLE				CB	C-ORD
	DELTA	RAIUS	LENGTH			
C1	23°10'54"	555.00	224.55	N14°14'17"E	223.02	
C2	71°56'24"	625.39	785.24	N10°23'41"E	734.67	
C3	141°02'52"	485.00	122.45	N59°31'45"E	122.14	
C4	171°38'32"	555.00	303.31	N07°02'54"E	323.85	
C5	20°00'00"	15.00	23.56	S08°22'15"E	23.56	
C6	55°21'52"	225.00	258.89	N20°44'47"E	242.93	
C7	66°43'53"	255.00	208.00	N45°18'05"E	280.00	
C8	80°38'54"	15.00	21.11	S39°20'45"E	19.41	
C9	121°31'37"	15.00	26.25	N15°18'57"E	26.25	
C10	26°58'16"	425.00	535.75	S02°30'54"E	520.95	
C11	30°00'00"	15.00	23.56	S65°21'32"E	21.11	
C12	75°35'44"	425.00	550.50	N31°50'35"E	620.94	
C13	268°10'39"	60.00	278.74	N25°15'17"E	87.64	
C14	86°10'39"	15.00	22.51	S37°08'03"E	20.49	
C15	121°31'37"	15.00	26.25	N15°18'57"E	26.25	
C16	21°27'34"	475.00	177.81	NK02°15'15"E	176.87	
C17	14°20'28"	225.00	56.25	S66°22'58"E	56.17	
C18	61°05'50"	15.00	18.00	S44°18'18"E	15.25	
C19	50°51'52"	70.00	371.22	N12°29'46"E	65.89	
C20	121°31'37"	15.00	26.25	N15°18'57"E	26.25	
C21	14°07'33"	275.00	97.81	S64°02'30"E	97.81	
C22	21°27'34"	425.00	159.18	NK02°15'15"E	158.75	
C23	82°00'00"	15.00	23.56	N24°38'28"E	21.11	
C24	28°44'18"	480.00	420.75	S09°39'14"E	336.24	
C25	121°31'37"	15.00	26.25	N15°18'57"E	26.25	
C26	34°26'50"	480.00	447.62	S05°12'22"E	430.57	
C27	23°05'15"	485.00	284.83	N13°30'29"E	290.58	
C28	53°25'50"	420.00	391.67	S05°58'12"E	377.63	
C29	28°00'00"	15.00	23.56	N14°17'41"E	21.11	
C30	75°35'44"	425.00	550.50	N31°50'35"E	620.94	
C31	66°43'53"	205.00	238.76	N45°18'05"E	255.49	
C32	84°34'36"	15.00	16.56	S45°52'05"E	22.11	
C33	19°27'12"	1030.00	187.87	N11°37'50"E	187.71	
C34	12°12'30"	420.00	485.89	S32°47'16"E	489.39	
C35	12°12'30"	420.00	485.89	S32°47'16"E	489.39	
C36	18°14'36"	80.00	19.11	S50°51'46"E	19.02	
C37	15°24'12"	80.00	19.11	S67°49'11"E	18.08	
C38	14°48'48"	80.00	15.11	S82°44'41"E	15.01	
C39	14°48'48"	80.00	15.29	S82°44'41"E	15.01	
C40	15°36'32"	80.00	6.29	N46°11'06"E	6.29	
C41	71°41'44"	475.00	80.00	N45°52'48"E	59.85	
C42	246°26'36"	170.00	13.33	S78°27'17"E	13.33	
C43	61°15'48"	370.00	30.08	S84°53'28"E	30.04	
C44	30°00'00"	15.00	23.56	N14°17'41"E	21.11	
C45	02°11'02"	970.00	9.97	NK01°20'07"E	9.97	
C46	07°51'10"	970.00	15.00	NK07°33'00"E	15.00	
C47	84°45'07"	142.58	240.35	N40°03'35"E	218.00	

LEGEND:

- IRON ROD WITH CAP FOLDED
- IRON ROD WITH CAP SE
- * COTTON SPADLE, SEE
- ☆ PK MAIL CBT
- ☒ CONCRETE MONUMENT SP
- X "X" FOUND/SET IN ROCK
- D.E. PUBLIC UTILITY ESMT.
- W.E. DRAINAGE ESMT.
- B.L. WASTEWATER EASEMENT
- BUILDING LNS
- SIDEWALK LOCATION
- WATER QUALITY
- TRANSITION ZONE
- CRITICAL WATER
- QUALITY ZONE
- 100 YR FLOOD LNE
- PRESERVE LINE AND
- CBT OFFSET LINE

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



0 50 100 200
SCALE: 1" = 100'

PHOTOGRAPHIC MYLAR

 400 Bowie Street, Suite 250 Austin, Texas 78703 P: 512.495.9470 F: 512.495.9473 P.O. Box 1528 Austin, Texas 78767-1528 www.cfaulknerengineering.com C FAULKNER ENGINEERING	COMMISSIONED BY: TARRANT COUNTY, TEXAS DATE: JANUARY, 2008 PROJECT: PAUL C. SAUVE, JR., RPLS No.2518 TECHNICAL: RLM FIELDBOOK: JOB NUMBER: 2023.005.04 DESCRIPTION: N/A DRAWING: J:\DWG\Steiner\Ph1Sec10\wood Final\Ph1Sec10\Ph1Sec100-FP.dwg	TAYLOR WOODROW COMMUNITIES/ STEINER RANCH, LTD. 3405 GRIMES RANCH RD. AUSTIN, TX 78732 PH: 512-266-3865 FX: 512-266-9342	STEINER RANCH PHASE ONE SECTION 10D	C/E PLAT Ph1Sec10D-FP.dwg 5 OF 5
---	--	--	--	---



TRV

201100206

5 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: STEINER RANCH PHASE ONE, SECTION 10D,
RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4,
BLOCK F

OWNERS NAME: TEXAS WOODROW COMMUNITIES/STEINER
RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY: TWC/STEINER RANCH,
LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

RESUBDIVISION? YES ☒ NO ☐

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE -- 2011190572

RETURN:

TO BE PICKED UP BY CITY OF AUSTIN

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dec 29, 2011 10:13 AM

201100206

MITCHELLM: \$145.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

SHEET 1 OF 5



201100206

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

12-29-11

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

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

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWO STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 15.17 ACRES OF LAND OUT OF THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 566, LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1 DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 200000868 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2771 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 200000869 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F OF STEINER RANCH PHASE ONE SECTION 10D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE, DO RESUBDIVIDE SAID LOTS TO BE KNOWN AS

"STEINER RANCH PHASE ONE, SECTION 10D, RESUBDIVISION OF LOTS 303-315 AND LOTS 324-339, BLOCK A AND LOT 4, BLOCK F"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2007002209, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

ALL PRIVATE STREETS SHOWN HEREON (UNIVERSITY CLUB DRIVE AND SHOREVIEW OVERLOOK) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 31st DAY OF October, 2011, A.D.

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

BY: ADIB KHOURY, VICE PRESIDENT
TWO STEINER RANCH, L.L.C.
808 LAB CHIMAS PARKWAY, SUITE 300
AUSTIN, TEXAS
FAX: (512)328-7980

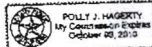
THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF October, 2011, A.D.,

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS 31st DAY OF October, 2011, A.D.

Notary Public in and
for Travis County, Texas



FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN ON A FLOODPLAIN MAP FOR THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOODPLAIN MAP NO. 48453C-0410-H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

I, STEPHEN R. DELGADO, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED BY AN ENGINEER, STANDS UPON A SOUND BASIS, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF TITLE 30 OF THE AUSTIN CITY CODE OF 1998, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10/27/11
DATE

STEPHEN R. DELGADO, P.E.
LICENSED PROFESSIONAL ENGINEER
94342
STATE OF TEXAS
ENGINEERING SOLUTIONS



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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 31st DAY OF November, 2011.

GREG GUERRE, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 31st DAY OF November, 2011, A.D.

BETTY BAKER, CHAIRPERSON
GREGORY BAKER, SECRETARY

IN APPROVING THIS PLAN, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, OR THE LAYING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN AND ALL UTILITIES AND EASEMENTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAN IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THIS TRACT SHALL INSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COMPLY WITH THE STANDARDS FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO POST THE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO MEET COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION SHALL END UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

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

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 31st DAY OF October, 2011, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAN, 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 31st DAY OF October, 2011, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY
G. Purvis

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF November, 2011, AT 10:10 O'CLOCK A.M. AND DULY RECORDED ON THE 29th DAY OF November, 2011, A.D., AT 10:10 O'CLOCK A.M. PL RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201100246 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 29th DAY OF November, 2011, A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY
M. Kuchel

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, PAUL C. SAUVE, JR., 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 PLAN COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 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 13th DAY OF JUNE, 2011, A.D.

PAUL C. SAUVE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2518 - STATE OF TEXAS
AUSTIN SPATIAL TECHNOLOGIES, LLC



TEXAS
ENGINEERING
SOLUTIONS



AUSTIN SPATIAL TECHNOLOGIES, LLC
10000 N. MOPAC BLVD., SUITE 100
AUSTIN, TEXAS 78753

SURVEY DATE: NOV 25, 2011
SURVEYOR: PAUL C. SAUVE, JR.
TECHNICIAN: PCS
FIELDBOOK: NISBOOK
JOB NUMBER: 1112
DESCRIPTION: N/A
CLIENT: TAYLOR MORRISON, TEXAS
PLOT DATE:

STEINER RANCH
PHASE ONE, SECTION 10D
RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

SHEET 2
OF
5

201100206

GENERAL NOTES

1. NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
4. DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.
5. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
6. AN ADMINISTRATIVE VARIANCE FROM LDC SECTION 30-5-341 & 342, ALLOWING CUTFILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., WAS GRANTED BY THE COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. ALL BUILDING FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON TELL PLACES, UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
9. ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 11 WATER & WASTEWATER SYSTEMS. WATER AND WASTEWATER SERVICE IS PROVIDED BY TRAVIS COUNTY WCDM.
11. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA AND THE WASTEWATER UTILITY SYSTEM MUST BE IN ACCORDANCE WITH THE TCEQ AND TRAVIS COUNTY WCDM #17 STANDARDS. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER UTILITY SYSTEM CONSTRUCTION MAY BE INSPECTED BY THE CITY OF AUSTIN.
13. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
14. SIDEWALKS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS: SHOREVIEW OVERLOOK - SOUTH 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.

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, 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 THIS SUBDIVISION.

WATER QUALITY CONTROLS ARE REQUIRED FOR ALL SINGLE FAMILY DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 25% OF NET SITE AREA AND ALL OTHER USES IN EXCESS OF 20% NET SITE AREA, PURSUANT TO ORDINANCE NO. 011025-48.

MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.

THIS SUBDIVISION IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED WHICH IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED BY ORDINANCE NO. 011025-48.

GREENBELT RESTRICTIONS

THE FOLLOWING LOTS ARE RESERVED AS GREENBELT AND DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR PHASE ONE (SECTION 10D) OR SUCCESSOR IN TITLE.

BLOCK A, LOT 1
BLOCK D, LOT 18

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

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

24. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 011025-48, 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 "PHASE ONE" SECTION 10D PARCEL AS DEPICTED IN EXHIBIT "A" PER THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED 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, 15.83 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

27. FOR SECTION VI & EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 112 SEWER GENERATING UNITS AND 112 SINGLE FAMILY RESIDENTIAL UNITS, 0 MULTIFAMILY RESIDENTIAL UNITS, 0 GROSS SQUARE FEET OF OFFICE SPACE, AND 0 GROSS SQUARE FEET OF OTHER USES HAS BEEN ALLOCATED TO THIS SUBDIVISION. ADDITIONAL ALLOCATIONS FOR THE NON-SINGLE FAMILY RESIDENTIAL DEVELOPMENT AREAS WILL BE ACCOMPLISHED AT THE SITE PLAN APPROVAL STAGE.

28. BENCH MARK LIST
BM-SR-10C-1 ELEVATION 773.21
"C" CUT IN BACK OF CURB OF SECOND ISLAND 120' +/- SOUTH OF CENTERLINE OF LANDSCAPE CIRCLE AT INTERSECTION OF UNIVERSITY CLUB DRIVE AND EAGLES GLEN DRIVE
BM-SR-10D-1 ELEVATION 763.37
"C" CUT IN BACK OF CURB OF TRIANGLE ISLAND 110' +/- SOUTH OF CENTERLINE OF LANDSCAPE CIRCLE AT INTERSECTION OF UNIVERSITY CLUB DRIVE AND RED OAK VALLEY LANE

29. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, STEINER RANCH, PHASE I, SECTION 10D, SHALL APPLY TO THIS AMENDED/RESUBDIVISION PLAT.

30. STEINER RANCH, PHASE ONE, SECTION 10D, RESUBDIVISION OF LOTS 303-315 AND LOTS 324-339, BLOCK A, SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER MAINS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICES LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

31. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

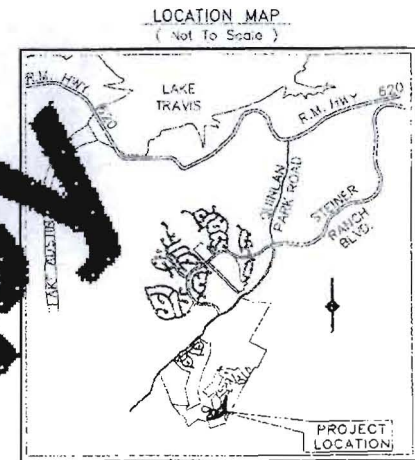
A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LOTS OF COVERED FOR THE PROJECT.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION 10D OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT. ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2007022606, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON BEPT CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.



Assumed Impervious Cover	Per Residential Lot Size	Per Residential Lot Size
Lot Size	0.132 ac	0.132 ac
Lot Size	0.132 ac	0.132 ac
Lot Size	0.230 ac	0.230 ac
Lot Size	0.281 ac	0.281 ac
Lot Size	0.344 ac	0.344 ac
Lot Size	0.499 ac	0.499 ac
Lot Size	1.000 ac	1.000 ac
Lot Size	> 1.000 ac	> 1.000 ac
Total	32	32

LINE DATA TABLE	LINE DATA TABLE
NUM	BEARING
L1	S34°45'59"W
L2	S23°30'58"W
L3	S10°00'59"W
L4	S10°16'28"W
L5	S21°18'40"W
L6	N1°00'59"E
L7	N23°30'59"E
L8	N34°45'59"E
L9	N69°36'28"E
L10	S88°53'58"E
L11	N20°21'32"E
L12	N20°21'32"E
L13	N20°21'32"E
L14	S40°11'42"E
L15	N44°39'19"E
L17	N10°15'26"E

OWNER
TWO STEINER RANCH, L.P.C.
805 LAS CIMAS PARKWAY, SUITE 350
AUSTIN, TEXAS
PHONE: (512)328-8696
FAX: (512)328-7986

SURVEYOR
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TEXAS 78739
PHONE: (512)384-0264

ENGINEER
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, STE 206
AUSTIN, TEXAS 78746
PHONE: (512)904-0505
FAX: (512)904-0609

CURVE DATA TABLE	CURVE DATA TABLE
NUM	DELTA
C1	86°10'30"
C2	75°33'44"
C3	75°33'44"
C4	250°34'48"
C5	212°27'34"
C6	142°20'28"
C7	16°08'50"
C8	303°51'02"
C9	14°07'03"
C10	212°27'34"
C11	144°40'38"
C12	144°40'38"
C13	12°50'33"
C14	S44°45'26"
C15	142°41'41"
C16	19°43'32"
C17	155°3'51"
C18	14°35'16"
C19	142°41'41"
C20	152°15'33"
C21	90°00'00"
C22	90°00'00"
C23	28°44'16"
C24	28°44'16"
C25	174°20'20"
C26	13°35'30"
C27	7°50'58"
C28	5°04'44"
C29	48°39'51"
C30	47°56'16"
C31	62°30'48"
C32	5°54'58"
C33	3°08'11"
C34	4°30'58"
C35	53°32'04"
C36	91°16'12"
C37	91°16'12"
C38	6°49'29"
C39	6°34'52"
C40	10°35'53"
C41	131°52'34"
C42	9°47'49"
C43	9°47'49"
C44	81°05'08"
C45	81°05'08"
C46	9°38'34"

TEXAS ENGINEERING SOLUTIONS

11209 CHERISSE DRIVE
AUSTIN, TEXAS 78739
PHONE: (512)384-0264
FAX: (512)384-0609

AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TEXAS 78739
PHONE: (512)384-0264
FAX: (512)384-0609

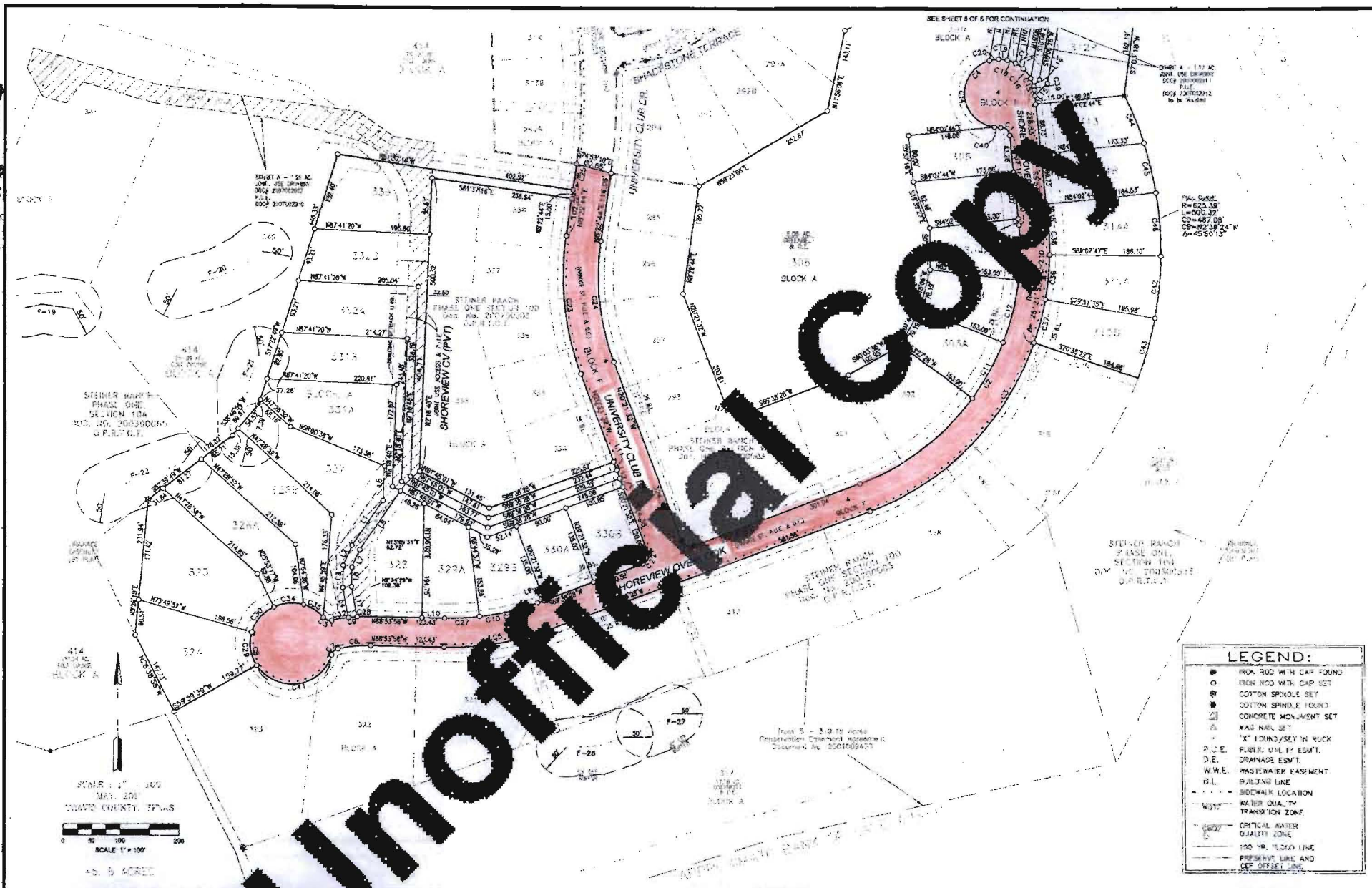
STEINER RANCH
PHASE ONE, SECTION 10D
RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

SURVEY DATE: MAY 2011
SURVEYOR: PAUL D. MORRISON
TECHNICIAN: PCS
FIELDBOOK: FIELDBOOK
JOB NUMBER: 1112
DESCRIPTION: N/A
CLIENT: TAYLOR MORRISON, TEXAS
PLOT DATE:

STEINER RANCH
PHASE ONE, SECTION 10D
RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

SHEET 3
OF
5

201108206



(Page 5 of 6)

PHOTOGRAPHIC MYLAR

TEXAS
ENGINEERING
SOLUTIONS



AUSTIN SPATIAL TECHNOLOGIES, LLC
11000 N. MOORE AVE., SUITE 200
AUSTIN, TEXAS 78758

DAVID COUNTY, TEXAS

SURVEY DATE: MAY 2011

SURVEYOR: PAUL J. STEINER

TECHNICIAN: PCS

FIELDBOOK: FIELDBOOK

JOB NUMBER: 1112

DESCRIPTION: N/A

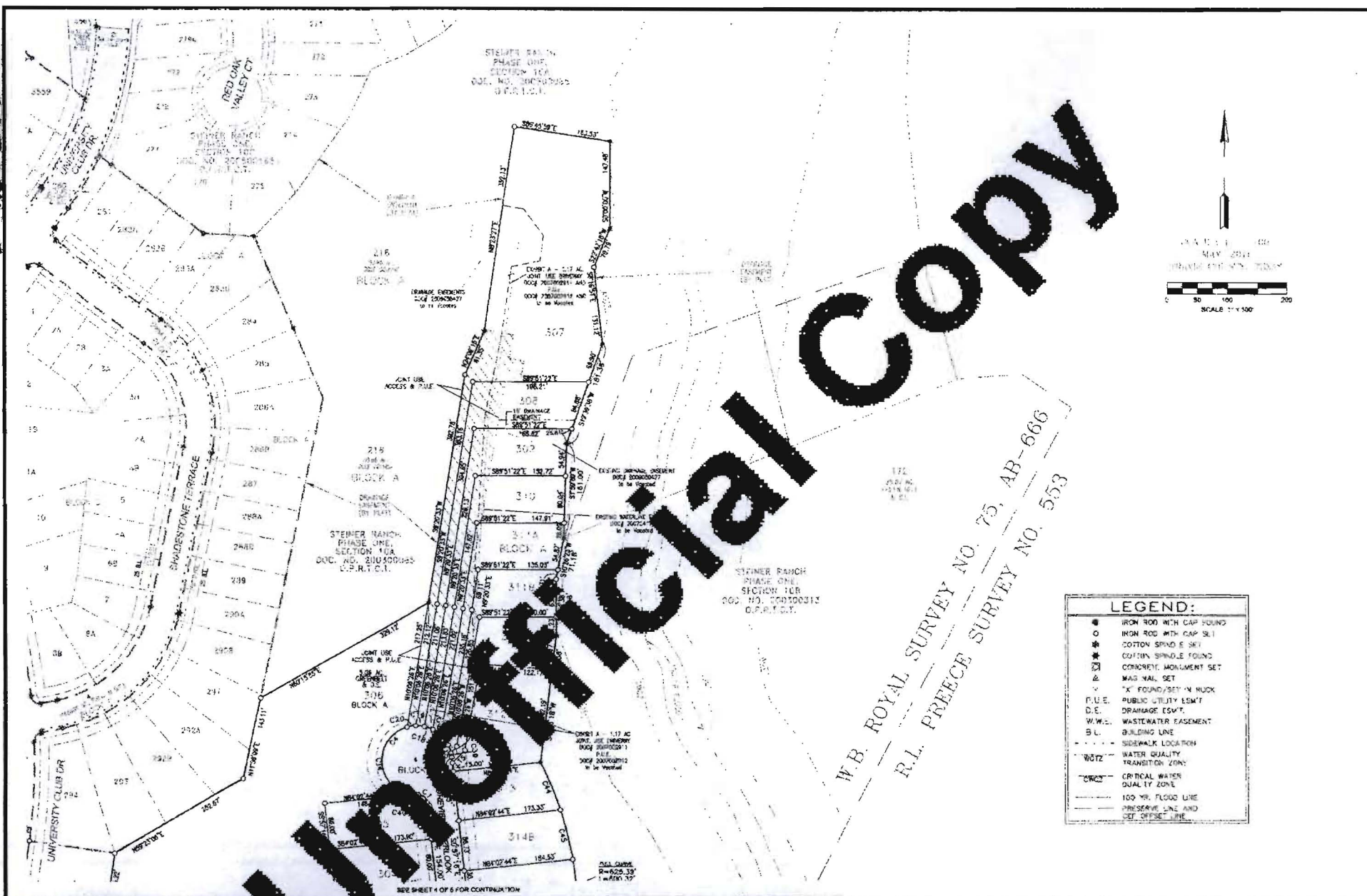
CLIENT: TAYLOR MORRISON, TEXAS

PLOT DATE:

STEINER RANCH
PHASE ONE, SECTION 10D
RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

SHEET 4
OF
5

201100206



TEXAS
ENGINEERING
SOLUTIONS



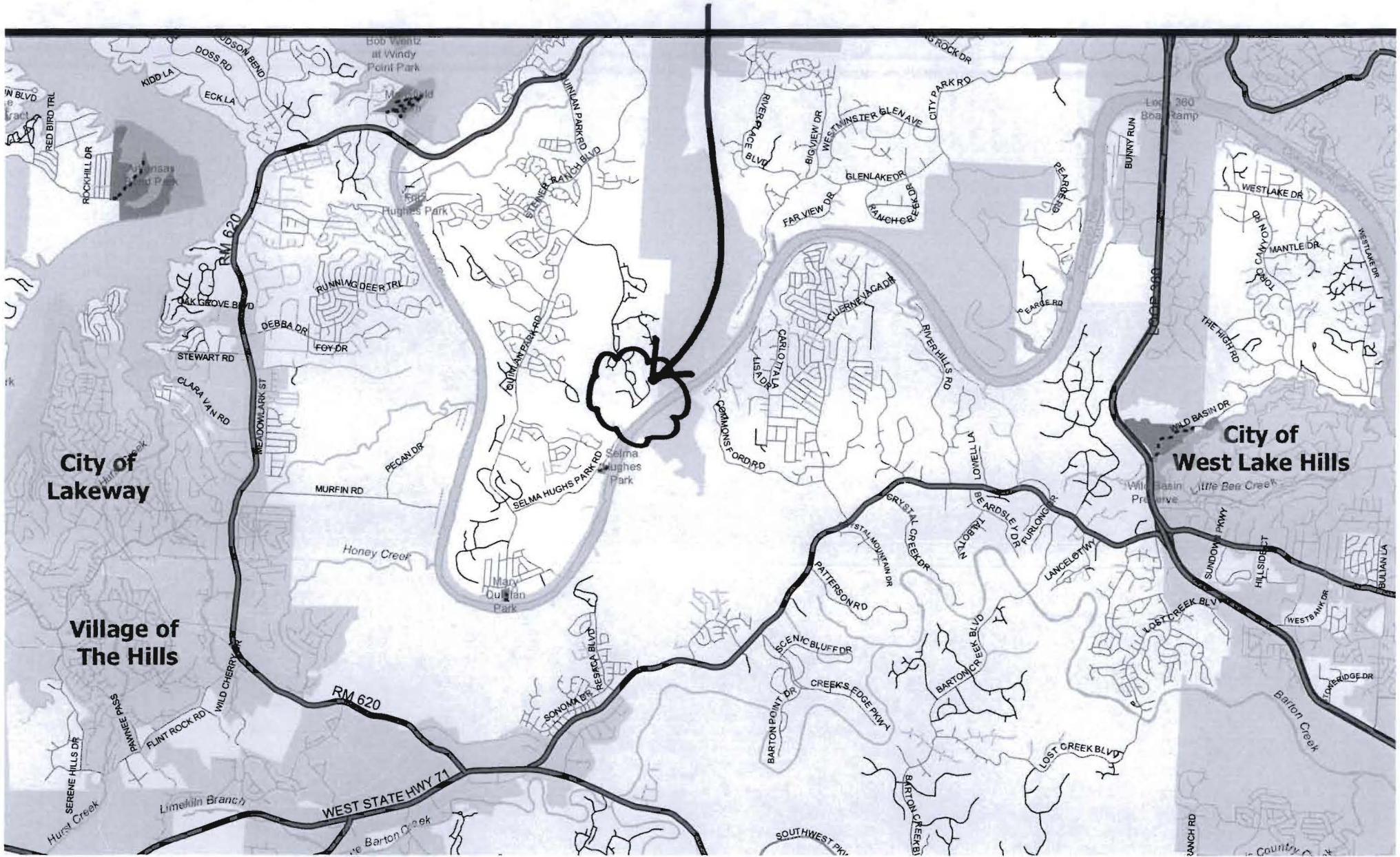
AUSTIN SPATIAL TECHNOLOGIES, LLC
10000 N. Mopac Expressway, Suite 100
Austin, TX 78753
737.441.1111
www.austinspatial.com

SURVEY DATE: MAY 2011
SURVEYOR: PAUL J. ROY
TECHNICIAN: PCS
FIELDBOOK: FIELDBOOK
JOB NUMBER: 1112
DESCRIPTION: N/A
CLIENT: TAYLOR MORRISON, TEXAS
PLOT DATE:

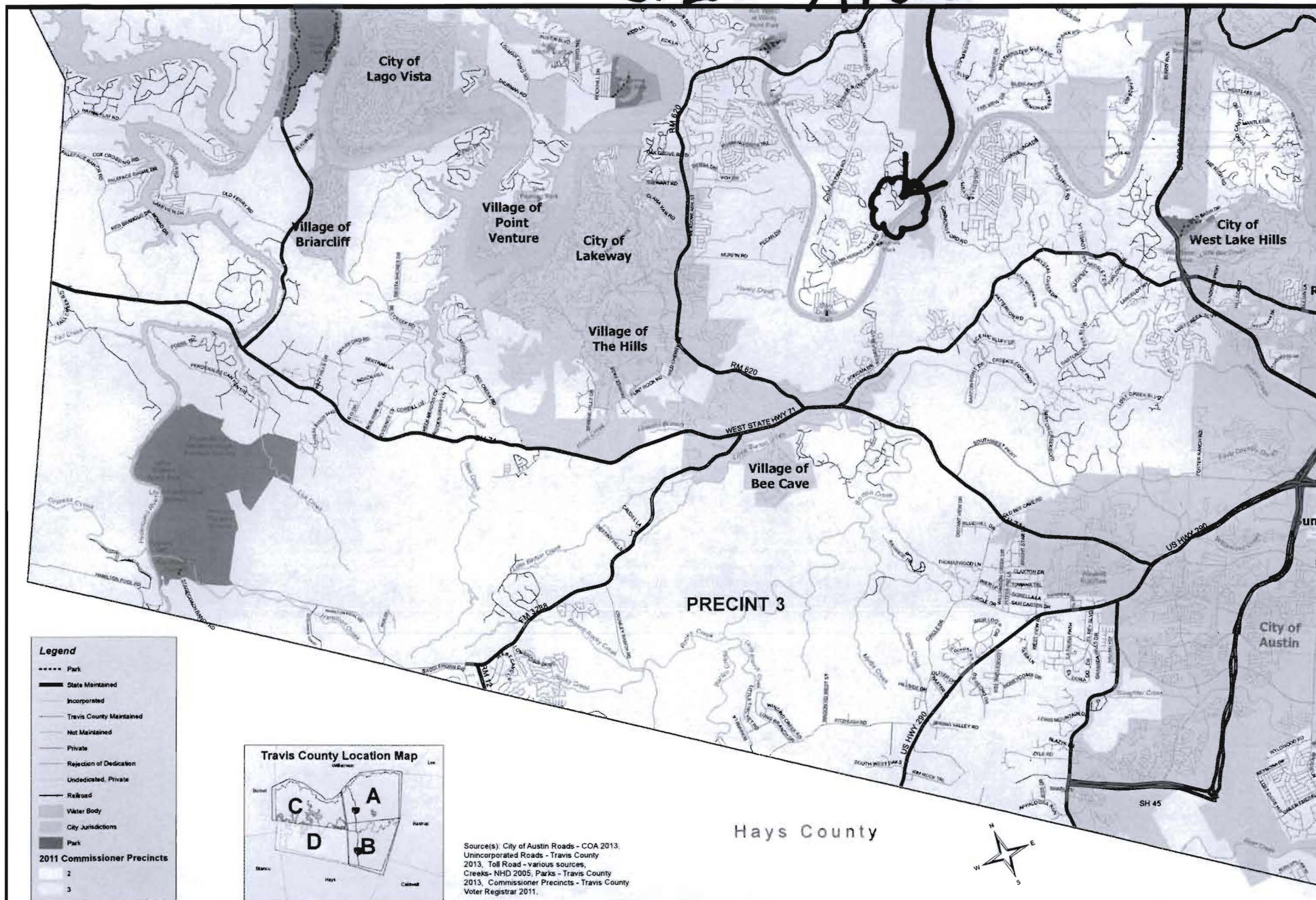
STEINER RANCH
PHASE ONE, SECTION 10D
RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

SHEET 5
OF
5

Site Area



Site Area



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