

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: STEINER RANCH PHASE ONE SECTION 10A

OWNERS NAME: TAYLOR WOODROW COMMUNITIES/STEINER RANCH LTD- TWC/STEINER RANCH LLC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

CITY OF AUSTIN JOE ARRIAGA 974-3425

FILED AND RECORDED

03-26-2003 02 29 PM 200300065 ZAVALAR \$656 00 DANA DEBEAUVOIR ,COUNTY CLERK TRAVIS COUNTY, TEXAS THE STATE OF TEXAS :

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PLASEK, VICE PRESIDENT, BEING THE OWNER OF 581.04 ACRES OF LAND OUT OF THE HATTIE E. HANCOCK SURVEY NO. 70, ABSTRACT NO. 2589, THE HATTIE E. HANCOCK SURVEY NO. 72, THE E. S. HUGHES SURVEY NO. 115, THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666, AND THE EDMUND B. WADE SURVEY NO. 47, ABSTRACT NO. 813 LOCATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE 2ND REPLAT OF LOT 2 OF STEINER RANCH PHASE 1 IRRIGATION PLAT, A SUBDIVISION RECORDED IN DOCUMENT NO. 200200220 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN TOTALLY VACATED, AS RECORDED IN DOCUMENT NO. 200200220, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF LOT 1 OF STEINER RANCH, PHASE ONE, IRRIGATION PLAT, A SUBDIVISION RECORDED IN BOOK 87, PAGES 196C-197A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN PARTIALLY VACATED, AS RECORDED IN DOCUMENT NO. 2000 16 16 2 , OF 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. 2000009809 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION A PORTION OF A CALLED 3594 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., AS RECORDED IN DOCUMENT NO. 2000009808 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND STEINER RANCH GOLF CLUB, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, STEINER RANCH GOLF CLUB GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS SOLE MANAGER, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PLASEK, VICE PRESIDENT, BEING THE OWNER OF 205.01 ACRES OF LAND OUT OF THE HATTIE E. HANCOCK SURVEY NO. 70, ABSTRACT NO. 2589, THE HATTIE E. HANCOCK SURVEY NO. 72, THE E. S. HUGHES SURVEY NO. 115, THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666, AND THE EDMUND B. WADE SURVEY NO. 47, ABSTRACT NO. 813 LOCATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 205.01 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STEINER RANCH GOLF CLUB, LTD., AS RECORDED IN DOCUMENT NO. 2002146791 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 786.05 ACRES OF LAND, PURSUANT TO TITLE 25 OF THE AUSTIN CITY CODE AND CHAPTERS 212 AND 232,009 OF THE TEXAS LOCAL GOVERNMENT CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

" STEINER RANCH PHASE ONE, SECTION 10A"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ALL PRIVATE STREETS, SHALL BE VESTED IN THE PROPERTY OWNER'S ASSOCIATION FOR STEINER RANCH PHASE ONE, SECTION 10A, AS RECORDED IN DOCUMENT NO. 20030666 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, AND 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 PICK UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREETS AND ANY COMMON AREAS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH TO BE EXECUTED THIS 30 DAY OF March , 2003, A.D.

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

MES PLASEK, VICE PRESIDENT WC/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 3rd DAY OF March, 2003, A.D.,

BY JAMES PLASEK, 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 3rd DAY OF March , 2003, A.D. Holly J. Hagirty NOTARY POBLIC IN AND

FOR TRAVIS COUNTY, TEXAS

HOTARY PROLIC STATE OF TEXAS COMMISSION EXPINES: CHEYCHER 3, 2008

THIS 319 DAY OF March, 2003, A.D.

STEINER RANCH GOLF CLUB, LTD., A TEXAS INVITED LABILITY COMPANY, ITS GENERAL PARTNER BY: STEINER RANCH GOLF CLUB GP, LC. A TEXAS LIMITED LABILITY COMPANY, ITS GENERAL PARTNER BY: TAYLOR WOODROW COMMUNITIES/STEINER RANCH, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

PLASEK, VICE PRESIDENT WO/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 313 DAY OF Harch , 2003, A.D.,

BY JAMES PLASEK, 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 30 DAY OF March , 2003. A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PROJECT: STEINER RANCH
PHASE ONE, SECTION 10A

SURVEYOR: JOHN STRAWBRIDGE, RPLS No.4283

DRAWING: 050324_0nCall\009_Ph1Sec10\050324009-01

DESCRIPTION: PD03-008, PD03-009, PD03-010

PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter

JOB NUMBER: 05032400914052

DATE: JUNE, 2002 SCALE: 1" = 100

TECHNICIAN: AY, RLM

FIELDBOOKS: 68, 235, 244

THE STATE OF TEXAS

COUNTY OF TRAVIS

SUPERVISION.



I, JOHN STRAWBRIDGE, 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

CERTIFIED TO THIS THE 28TH DAY OF FEBRUARY , 2003, A.D.



REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 4283 - STATE OF TEXAS

Carter Burgess

Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

Carter & Burgess, Inc. 2705 Bee Cave Road

Suite 300 Austin, Texas 78746 Phone: 512.314.3100 Fax: 512.328.6672 www.c-b.com

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0290-E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS,

2/28/03 ANTHONY SHALEEBH 82424

ANTHONY SHALEESH LICENSED PROFESSIONAL ENGINEER NO. 82424 STATE OF TEXAS CUNNINGHAM-ALLEN, INC. 3103 BEE CAVES RD., SUITE 202 AUSTIN, TEXAS 78746 PHONE: (512) 327-2946 FAX: (512) 327-2973

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE LIB DAY OF MACH., 2003.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE LIVE DAY OF MARCH. 2003.

SIONAL B

MICHAEL J. HEITZ, A.I.)A. DIRECTOR
CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF AUSTIN ON THE _______ DAY OF ________, 2003, A.D.

BETTY BAKER, CHAIRPERSON

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH 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.

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 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.

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS. DO HEREBY CERTIFY THAT ON THE 18 DAY OF 19 DAY OF 19 DAY OF 19 DAY OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK ________

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DAY

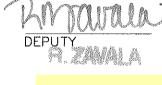
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 DAY OF MANCH, 2003, AT 2:21 O'CLOCK M., AND DULY
RECORDED ON THE DAY OF MANCH, 2003, A.D., AT 2:21 O'CLOCK M., PLAT
RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 2003.000.05 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 240 DAY OF MAYON 2003, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS



LINEAR FOOTAGE OF STREETS

UNIVERSITY CLUB DR. WOODLAND HILLS CV.

WOODLAND HILLS TR.,

<u>3578 LF</u> OLD HICKORY CV.

114 LF

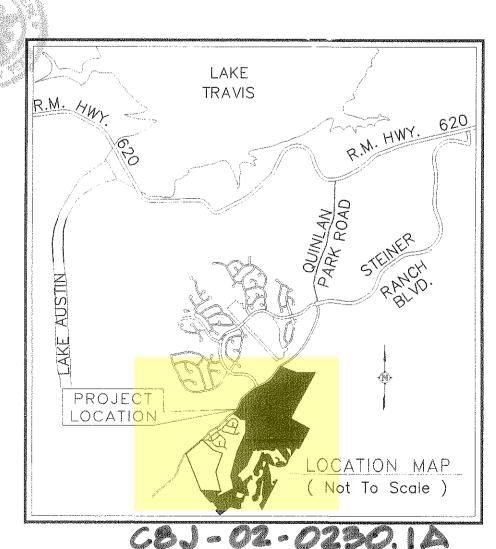
HUNTERS GREEN TR..

HUNTERS GREEN CR.,

TOTAL ACRES 786,05 ACRES

TOTAL NUMBER OF LOTS

TOTAL NUMBER OF BLOCKS 3 BLOCKS



PHASE ONE SECTION 10A

SHEET 26 CB PLAT No. 050324009-01

© Copyright 2002 Carter & Burgess, Inc.

GENERAL NOTES

- 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.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS OR WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 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.
- 5. AN ADMINISTRATIVE VARIANCE FROM LDC SECTION 25-8-341, ALLOWING CUT/FILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., WAS GRANTED BY THE COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW ON 3 .
- 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.
- ALL BUILDING FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER & WASTEWATER SYSTEMS.
- 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WCID NO. 17 PLANS AND SPECIFICATIONS.
- 12. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 13. SIDEWALKS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

UNIVERSITY CLUB DR. - BOTH SIDES WOODLAND HILLS COVE - W SIDE WOODLAND HILLS TRAIL - W, S & E SIDE OLD HICKORY COVE - N SIDE HUNTERS GREEN TRAIL - N SIDE HUNTERS GREEN COURT - W 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 DATED 3 - 4 THE SUBDIVIDER IS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 3 , 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 THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN , IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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. 011025-49.

- 16. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- 17. 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. 011025-49.
- 18. GREENBELT RESTRICTIONS

THE FOLLOWING LOTS ARE RESERVED AS GREENBELT, DRAINAGE, WATER AND/OR WASTEWATER EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR HIS SUCCESSOR IN TITLE.

BLOCK A, LOTS 2, 3, 16, 29, 43, 71, 93, 405, & 418; BLOCK B, LOT 1, 39 & 46.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT; ARE LIMITED TO A TOTAL OF 0.20 ACRES OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION III OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT; AND ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. AS AMENDED BY ORDINANCE NO. 011025-49. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2003 0 0 0 0 0 0 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

19. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

20. 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.

21. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPTEMBER 17, 2002, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

22. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT 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, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE 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.

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

25. WITHIN THE CEF SETBACKS SHOWN ON THIS PLAT, NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS

26. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS, AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.

27. 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.

28. THIS SUBDIVISION IS A PORTION OF THE "GOLF COURSE PARCEL" AND THE "TAYLOR WOODROW PARCEL" AS DEPICTED IN EXHIBIT "A" OF THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER IN DOCUMENT NO. 2001080704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

29. SEE RESTRICTIVE COVENANT IN DOCUMENT NO. 2003064 191 , OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REFERRING TO PARKLAND REQUIREMENTS FOR MIXED USE LOTS NO. 413, 426 & 427.

> * IMPERVIOUS COVER FOR LOTS ARE BASED ON THE FOLLOWING ASSUMPTIONS: LOT AREA IMPERVIOUS COVER

0 AC. - .132 AC .133 AC - .230 AC .231 AC - .281 AC .282 AC - .344 AC 2,000 s.f. (0 LOTS) 2,500 s.f. (73 LOTS) 3,000 s.f. (40 LOTS) 3,500 s.f. (20 LOTS) 0 s.f. 182,500 s.f. 120,000 s.f. 70,000 s.f. .345 AC - .500 AC 4,250 s.f. (11 LOTS) 46,750 s.f. .500 AC - 1.00 AC 1 Ac. > 3 Ac. (16 LOTS) (2 LOTS) 5,000 s.f. 80,000 s.f. 7,000 s.f. 14,000 s.f. > 3 Ac. 10,000 s.f. (0 LOTS) (162 LOTS) 513,250 s.f. 30. MULTI-USE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE USE AND BENEFIT OF THE OWNER OF THE GOLF COURSE LOTS AS SHOWN HEREON AND ARE NOT PUBLIC UTILITY EASEMENTS, UNLESS SPECIFICALLY

31. 15' DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.

32. ALL STREETS SHOWN HEREON ARE DESIGNATED AS A PRIVATE STREET. THESE PRIVATE STREETS ARE CONTAINED WITHIN LOT 1. BLOCK F, WHICH IS DEDICATED AS A PUE AND DE, AND WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE PROVISIONS OF ORDINANCE #0111025-49.

33. PER SECTION VI OF THE STEINER RANCH CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 30.80 ACRES OF ALLOWABLE IMPERVIOUS COVER HAVE BEEN ALLOCATED TO THE "QUALIFYING RESIDENTIAL PORTION" OF THIS SUBDIVISION.

PER SECTIONS IV AND VI OF THE STEINER RANCH DEVELOPMENT AGREEMENT, 162 SEWER GENERATING DEVELOPMENT UNITS; 162 SINGLE-FAMILY UNITS; O MULTI-FAMILY UNITS; O GROSS SQUARE FEET OF RETAIL SPACE; AND, O GROSS SQUARE FEET OF ALL OTHER USES HAVE BEEN ALLOCATED TO THE "QUALIFYING RESIDENTIAL PORTION" OF THIS SUBDIVISION

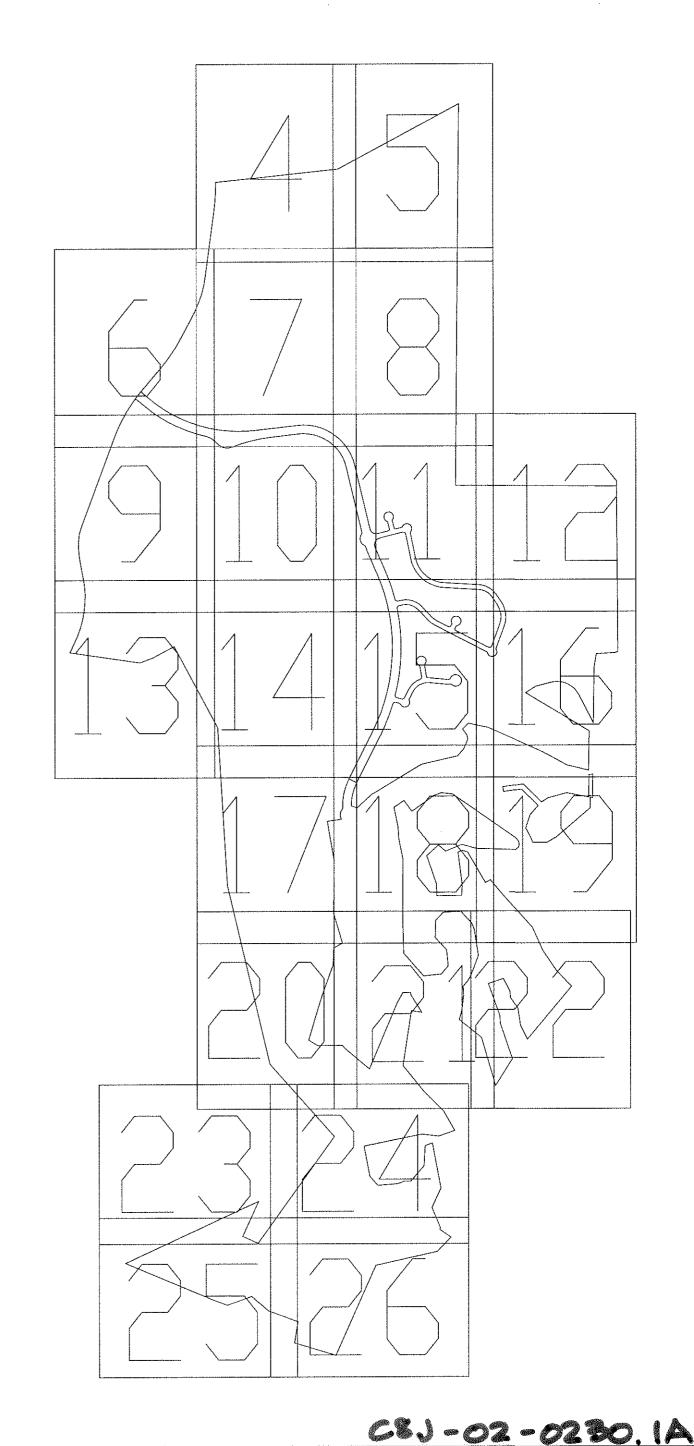
35. NO DRIVEWAY SHALL-BE CONSTRUCTED CLOSER THAN 50 FEET TO THE INSCRIBED OUTER CIRCLE OF A

36. NO PARKING ZONES, FIRE LANES AND TOW-AWAY ZONES SHALL BE PROVIDED ON BOTH SIDES OF STREET WITHIN A TRAFFIC CIRCLE AND WITHIN 20 FEET PAST THE END OF TRAFFIC CIRCLE SPLITER ISLANDS ON APPROACH ROADWAYS.

37. BENCH MARK LIST

ELEVATION 815.51' CB-SR-07 5/8-INCH IRON WITH CAP AT 35' RIGHT QUINLAN PARK ROAD STATION 150+83.

ELEVATION 778.89' 5/8-INCH IRON WITH CAP AT 62' RIGHT QUINLAN PARK ROAD STATION 166+29.



PROJECT: STEINER RANCH PHASE ONE, SECTION 10A JOB NUMBER: 05032400914052 DATE: JUNE, 2002 **SCALE:** 1" = 100'SURVEYOR: JOHN STRAWBRIDGE, RPLS No.4283 TECHNICIAN: AY, RLM DRAWING: 050324_0nCall\009_Ph1Sec10\050324009-01 DESCRIPTION: PD03-008, PD03-009, PD03-010

PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter

FIELDBOOKS: 68, 235, 244

Carter & Burgess, Inc. 2705 Bee Cave Road

Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

Suite 300 Austin, Texas 78746 Phone: 512.314.3100 Fax: 512.328.6672

STEINER RANCE PHASH ONK SECTION 10A

SHEET

CB PLAT No.

050324009-01

www.c-b.com © Copyright 2002 Carter & Burgess, Inc.

MYLAR						· · · · · · · · · · · · · · · · · · ·		
LINE	LINE TABLE BEARING	DISTANCE	CURVE	1		TABLE LENGTH	CB	CHORD
L1 L2	S21'39'03"E N13'28'28"E	89.24' 74.17'	C1 C2	90'00'00" 46'58'12"	20.00' 1455.00'	31.42' 1192.78'	S23*20'57"W S45*08'09"E	
L3 L4	S13'28'28"W S76'31'32"E	74.17'	C3 C4	83°18'24" 87°31'12"	545.00' 80.00'	792.42' 122.20'		
L5 L6	N74*49'27"W S46*40'00"E	36.15'	C5 C6	90'00'00" 52'01'12"		23.56' 13.62'	N58'28'28"E N12'32'09"W	21.21'
L7	N55'01'07"E N55'01'07"E		C7 C8	284°02'25" 52°01'12"		247.87' 13.62'	N76°31'32"W S39°29'04"W	61.54
L9	S46'40'00"E N19'25'21"W	39.47' 65.63'	C9 C10	90'00'00"	15.00' 15.00'	23.56' 13.62'	S31'31'32"E N77'27'51"E	21.21' 13.16'
L11	N21 39'03"W	84.02'	C11	197'07'15"	50.00'	172.02	N29*59'07"W	98.89
L12	N55*29'11"E N55*29'11"E	23.13'	C12 C13	52'01'12" 75'11'08"	15.00' 325.00'	13.62' 426.48'		396.53
L14 L15	N41°57'58"E N75°18'52"W		C14 C15	52*08'31" 54*39'37"	225.00' 275.00'	204.76' 262.35'		252.51
L16	N7518'52"W N7518'52"W		C16 C17	52'01'12" 201'21'18"	15.00' 50.00'	13.62' 175.72'	S22'09'42"W S83'10'15"E	13.16' 98.27'
L18 L19	N83'08'02"E N14'41'08"E	40.49' 56.39'	C18 C19	52 . 01'12" 19"13'31"	15.00' 225.00'	13.62' 75.50'	N08'30'13"W S24'54'03"E	
L20	N74*49'27"W N79*07'55"W		C20 C21	59*32'10" 88*36'57"	175.00' 25.00'	181.84' 38.67'	N45*03'22"W S60*52'04"W	
L22 L23	S79*08'58"W S72*29'27"E		C22 C23	25*23'22" 88*36'57"	2045.00° 25.00°	906.20' 38.67'	N29'15'16"E S02'21'31"E	898.80' 34.93'
L24 L25	N18*30'32"E N18*30'32"E	118.23' 118.23'	C24 C25	78*18'53" 43*53'46"	25.00' 225.00'	34.17' 172.38'	S85*49'26"E S76*58'01"W	
L26 L27	N0915'03"E N0915'03"E	23.27	C26 C27	80°24'21" 52°01'12"	15.00' 15.00'	21.05 ['] 13.62 [']	N58*42'43"E N07*30'04"W	19.36
L28 L29	N09°15'03"E S30°53'07"E	23.27	C28 C29	284°02'25" 52°01'12"		247.87' 13.62'		
L30	S14*35'15"W S05*30'33"W	183.47	C30 C31	80°24'21" 5°10'16"	15.00° 225.00°	21.05' 20.31'	S21*41'38"E N59*18'41"W	19.36' 20.30'
L32	N75°18'52"W	12.27'	C32 C33	8'11'57" 66'45'57"	175.00'	25.04' 17.48'	S60'49'32"E N81'41'31"E	25.02' 16.51'
L34	N14*41'08"E S54*41'28"W	1.10' 7.07'	C34	294 53 49"	15.00'	308.82	N15'45'27"E	64.57
L35	S09*33'59"W	104.39	C35 C36	11"19'13"	225.00'	44.45'	N42*25'12"W S62*23'10"E	44.38'
L37	S09*41'30"W S82*59'35"E	25.00'	C37 C38	68°15'20" 52°01'12"	175.00' 15.00'	208.47' 13.62'	S89'08'47"W S29'00'31"W	13.16'
L39 L40	S46*43'03"W N88*16'57"W	88.18'	C39 C40	182°21'18" 52°01'12"	15.00'	159.13' 13.62'	N20'39'24"W	13.16'
L41 L42	S7312'15"W S54'41'28"W	450.97'	C41 C42	88'36'57" 9'58'25"	2045.00'	355.98'	S89°01'31"W N49°42'15"E	355.53
L43 L44	N35*18'32"W N64*18'59"E		C43 C44	49*55'24" 3*48'48"	1955.00' 545.00'	1703.45° 36.27	N29'43'45"E S06'40'27"W	
L45 L46	S14*01'58"E S15*06'01"W	40.00' 50.00'	C45 C46	43*11'22" 96'18'30"		22.61' 134.47'	N13'00'50"W S13'32'44"W	
L47 L48	N85'10'17"E S89'05'31"E	37.22' 48.92'	C47 C48	47'00'51" 83'18'24"	30.00' 455.00'	24.62' 661.56'	N38*11'34"E N26*58'03"W	23.93' 604.81'
L49 L50	S29*12'56"E S29*12'56"E	68.76' 62.14'	C49 C50	14*30'43" 63*42'38"	1691.00'	428.30' 144.00'		427.16' 136.69'
L51	S29 12'56"E N41 57'09"E	130.91' 30.23'	C51 C52		183.50' 1545.00'	94.82'	N34°13'33"W S35°20'24"E	93.77
L53 L54	N84*26'00"E S77*29'17"E		C53 C54	94°35′59" 93°04'51"	20.00'	33.02' 40.61'	N68*57'02"W N29*59'07"W	29.40'
L55 L56	S56'12'23"W S56'12'23"W	126.13'	C55 C56	75°11'08" 52°08'31"	375.00' 175.00'	492.09' 159.26'	S21*02'16"E	457.53'
L57 L58	S30'53'07"E S55'29'11"W	38.40'	C57 C58	54*39'37" 97*18'53"	225.00' 25.00'	214.65' 42.46'	N20'50'30"E S83'10'15"E	
L59 L60	N7218'36"W S32'30'57"E	139.43'	C59 C60	90°00'00" 52°01'12"	15.00' 15.00'	23.56' 13.62'	S10°29'11"W S81°29'47"W	21.21'
L61	S32*30'57"E	107.98' 46.95'	C61	284 02 25"	50.00'	247.87	N34'30'49"W	61.54
L62	S72*04'20"W S08*08'58"E	49.26'	C62 C63	52'01'12" 90'00'00"		13.62' 23.56'	N29*28'35"E S79*30'49"E	21.21'
L64 L65	S19*20'59"E N75*49'25"E	81.42' 35.14'	C64 C65	20.05,40"	1455.00'	494.96'	N58*34'25"W S58*16'19"E	492.58
L66 L67	S32*30'57"E S07*28'53"E	56.42'	C66 C67	19 ' 29 ' 27" 7 ' 40'31"	1255.00'	168.12'		168.00'
L68 L69	N72*04'20"E N43*34'41"E	22.87	C68 C69	60°04'21" 4°57'27"	545.00' 1255.00'	108.59	N53'43'24"W	108.55
L70 L71	N54°36'01"E N66°49'58"E	54.78' 53.79'	C70 C71	2°43'05" 1°40'56"	1255.00° 545.00°	59.53' 16.00'	N49*53'08"W N07*42'26"W	16.00'
L72 L73	N6016'29"E N4514'00"E	36.57' 21.80'	C72 C73	4*10'54" 3*50'49"	545.00' 545.00'	39.78' 36.59'	N04*46'31"W N00*45'39"W	36.58'
L74 L75	N41'33'57"E N50'26'10"E	37.25' 42.97'	C74 C75	5°21'15" 5°16'59"	545.00' 545.00'	50.93' 50.25'	N03'50'22"E N09'09'29"E	
L76	N70°28'37"E N76°53'05"E		C76 C77	2*53'10" 46*23'01"	545.00' 50.00'		N13'14'33"E S15'21'15"E	27.45
L78 L79	S83*30'47"E N83*25'06"E	39.86'	C78 C79	45*12'05" 39*24'14"	50.00'		S30*26'18"W S72*44'27"W	38.43'
L80 L81	N66*20'07"E N75*21'05"E	56.91'	C80 C81	39'30'35" 42'28'51"	50.00'	34.48' 37.07'	N67'48'08"W N26'48'25"W	33.80'
L82 L83	S55*04'55"E S75*21'05"W	118.24	C82 C83	71'03'40" 7'14'22"		62.01' 41.06'	N29'57'50"E S55'00'39"E	58.11'
L84 L85	S1317'39"E N1317'39"W	276.57° 287.23°	C84 C85	5'30'20" 14'10'43"	225.00' 275.00'	21.62' 68.05'	N09*14'29"W N00*36'03"E	21.61
L86	S66'20'07"W	55.45'	C86 C87	19'13'31" 59'32'10"	175.00'	58.72	S24*54'03"E	58.45
L87 L88 L89	S83'25'06"W N83'30'47"W	34.62'	C88 C89	88*36'57" 9*01'27"	225.00' 25.00'	233.80° 38.67°	S30'30'59"E N09'16'47"E	34.93'
L90 L91	\$76*53'05"W \$70*28'37"W	19.71'	C90 C91	95*00'55" 2*55'25"	80,00'	132.67	N0916 47 E S5216'31"W N1219'48"E	117.98
L91 L92	S50°26'10"W S41'33'57"W	33.15'	C92 C93	14'52'59"	50.00'	12.99'	S68'29'53"E N09'48'08"E	12.95
L94	S45"14'00"W S60"16'29"W	53.61'	C94	2*07'56" 1*32'46"	2045.00'	55.19'	N07*57'47"E	55.19'
L95 L96	S66'49'58"W S54'36'01"W	36.45'	C95 C96	1'42'23" 0'42'57"	2045.00' 2045.00'	25.55'	N06°20'12"E N05°07'32"E	25.55
L97 L98	S43'34'41"W N52'42'51"E	24.90'	C97 C98	22'58'27" 28'16'41"	15.00' 15.00'	6.01' 7.40'	N2816'52"W N53'54'26"W	7.33'
L99	N53'08'46"E N69'36'26"E	38.58' 55.67'	C99 C100	16 ' 28'33" 14 ' 30'38"	175.00' 50.00'	50.32' 12.66'	S63*15'24"W N10*15'14"E	12.63'
L101	N69*58'35"E N52*16'52"E	51.13'	C101 C102	39*22'34" 29*12'19"	50.00'	34.36' 25.49'	N37*11'50"E N71'29'17"E	33.69' 25.21'
L103	N57'20'05"E N44'52'19"E	22.49'	C103 C104	17*58'11" 81*17'35"	50.00'	15.68' 70.94'	S84*55'28"E S35*17'35"E	65.14'
L105 L106	N31'21'46"E N37'38'55"E	60.44'	C105 C106	24'13'38" 24'30'05"	525.00'	29.60' 224.51'		222.80
L107 L108	N59'20'56"E N62'24'36"E		C107 C108	27 ' 42'39" 34 ' 59'46"	615.00' 75.00'	297.44 ['] 45.81 [']	S40'50'08"W N44'28'42"E	45.10'
L109 L110	N40'41'13"E N51'26'54"E	47.72' 72.57'	C109 C110	69 ' 02'50" 111 ' 27'13"	80.00' 81.00'	96.41' 157.56'	S27'27'09"W N41'08'22"W	90.68
L111 L112	N76°03'01"E N88°41'53"E	46.85' 37.85'	C111 C112	9 ' 04'41" 99 ' 10'35"	69.00' 111.00'	10.93' 192.14'	S10*02'54"W N55*05'51"E	10.92' 169.03'
L113	N84°24'32"E S70°24'29"E		C113 C114	33 ' 50'54" 17 ' 55'52"	175.00' 175.00'	103.38' 54.77'	S88'25'08"W N65'41'29"W	101,89
L115	N73'34'13"W S89'16'09"E	26.50' 34.36'	C115 C116	67'10'22" 39'12'58"	60.00'	70.34' 17.11'	S50*22'50"E S64*19'32"W	66.38
L117	N70'24'29"W S84'24'32"W		C117 . C118	49 ' 24'00" 7'03'14"		21.55'	N71'22'00"W N12'21'04"E	20.89'
L119	S88'41'53"W S76'03'01"W	31.25' 17.25'	C119 C120	3°15'07" 0°48'16"	1955.00' 1955.00'			110.95' 27.45'
L121 L122	S51*26'54"W	44.47'	C121 C122	89*39'45" 44*21'28"	80.00'	125.19' 11.61'	S10°13'22"W S43°18'56"W	112.80' 11.33'
L123	S40'41'13"W S62'24'36"W	56.51' 53.48'	C123 C124	7'39'44"	15.00' 15.00'	2.01'	S1718'20"W	2.00'
L124 L125	S59*20'56"W S37*38'55"W	48.44' 38.24'	C125	26'13'55" 25'47'17"	15.00' 15.00'	6.87' 6.75'	N04'23'26"E N21'37'10"W	6.81'
L126 L127	S31*21'46"W S44*52'19"W	55.82' 42.98'	C126 C127	0°35'41" 0°36'02"	1955.00' 1955.00'	20.29' 20.49'	N16'46'33"E N16'10'42"E	20.29'
· · · · · · · · · · · · · · · · · · ·	RANCH						·	······································

L128	S57*20'05"W	86.19
L129	S52'16'52"W	61.17'
L130	S69*58'35"W	43.99'
L131	S69*36'26"W	42.36'
L132	S53'08'46"W	25.22'
L133	S52*42'51"W	42.98'
L134	S72'50'03"E	42.02
L135	S76'31'32"E	63.55
·L136	S80*13'01"E	37.87
L137	N7518'52"W	80.92
L138	S14*41'08"W	97.28
L139	S05'09'38"E	91.61'
L140	S05'09'38"E	89.43'
L141	S04'46'03"W	38.10
L142	S54*43'36"W	16.84
L144	N30*53'07"W	112.65
L145	N59'06'53"E	76.00'
L146	S30*53'07"E	105.00'
L147	S59*06'53"W	46.00'
L148	S30'53'07"E	350.56
L149	N16*24'53"E	80.71
L150	N39'34'13"E	200.00'
L151	S13'54'44"W	134.83
L152	N00'39'25"E	280.09
L153	S80'02'43"E	105.62
L154	N63'43'07"E	55.69'
L155	S78'06'12"W	54.23'
L156	N79*07'26"W	144.24'
L157	S81'44'58"E	60.00
L158	N34'53'42"E	
L159	S34*53'42"W	337.56'
L160	S78'36'31"W	105.56'
L161	N09*08'31"E	60.00'

C128	6'38'45"	80.00'	9.28'	S58*22'37"W	9.27
C129	8*22'15"	175,00	25.57'	S30*19'41"E	25.54
C130	6'11'22"	225.00'	24.31'	N71'43'46"W	24.29'
C131	0'58'32"	1641.14	27.94'	S50*10'06"W	27.94'
C132	3*27'14"	1545.00'	93.14'	S31*32'46"E	93.12'
C133	11*35'17"	455.00'	92.02'	N25*43'03"W	91.87'
C134	3'03'22"	455.00'	24.27'	N33'02'22"W	24.27'
C135	8*24'08"	545.00'	79.92'	N12*44'59"W	79.85
C136	11'13'46"	1345.00'	263.61	N63'00'22"W	263.19

NOTES CONTINUED

38. RESTRICTIONS OF ALLOWABLE IMPERVIOUS COVER ON SLOPES OVER 15% ARE REQUIRED ON THE FOLLOWING LOTS AS PER LAND DEVELOPMENT CODE SECTION 25-8-301 AND 25-8-302 AS MODIFIED BY THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AUSTIN AND STEINER RANCH, SECTION VIII (B)3 AND THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER SECTION HI (B) AND EXHIBIT "C":

LOTS 8, 9, 10, 11, 12, 13, 14, 30, 34, 35, 37, 43, 55, 57, 64, 82, 83, 84, 124, 166, 171, 172, 175, 176, 219, 236, 237, 259, 260, 263, 297, 336, 337, 338, 374, 396, 401, 406, 407, BLOCK A

LOTS 5, 12, 13, 14, 19, 20, 21, 28, 29, 30, AND 40, BLOCK B

LOT 10, BLOCK C

- A) IMPERVIOUS COVER ON SLOPES WITH A GRADIENT OF MORE THAN 15 PERCENT MAY NOT EXCEED 10 PERCENT OF THE TOTAL AREA OF THE SLOPES.
- B) THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERA MANUAL ARE REQUIRED FOR AREAS WITH A GRADIENT OF MORE THAN 15% THAT ARE LOCATED UPHILL OR DOWNHILL OF THE SLAB.
- C) HILLSIDE VEGETATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION.
- D) FOR CONSTRUCTION DESCRIBED IN THIS SECTION, A CUT OR FILL MUST BE REVEGETATED OR IF A CUT OR FILL HAS A FINISHED GRADE OF MORE THAN 33%, STABILIZED WITH A PERMANENT STRUCTURE. THIS DOES NOT APPLY TO A STABLE CUT.
- 39. AN ADMINISTRATIVE VARIANCE FROM LDC SECTIONS 25-8-301 AND 25-8-302 ALLOWING CONSTRUCTION ON SLOPES OVER 15% ON THE AFOREMENTIONED LOTS WAS APPROVED BY THE OFFICE OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW ON PROTECTION AND DEVELOPMENT REVIEW ON ____
- 40. ADMINISTRATIVE VARIANCES FROM LDC SECTIONS 25-8-341 AND 25-8-342 TO ALLOW CUT AND FILL BETWEEN FOUR AND EIGHT FEET WAS APPROVED BY THE OFFICE OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW ON ______.
- 41. ANY ADMINISTRATIVE VARIANCE FOR CONSTRUCTION ON SLOPES OVER 15% OR FOR CUT/FILL BETWEEN FOUR AND EIGHT FEET FOR MIXED USE LOTS 413, 426, AND 427, BLOCK "A", WILL BE ADDRESSED AT THE SITE PLAN STAGE, AS PER THE DEVELOPMENT AGREEMENT BETWEEN STEINER RANCH AND THE CITY OF
- 42. LOT 413 IS RESTRICTED TO ACCESS PROVIDED THROUGH GOLF COURSE LOT 414. LOT 413 IS ALSO RESTRICTED TO NON-SINGLE FAMILY USES.

CBJ-02-0230. A

PROJECT: STEINER RANCH PHASE ONE, SECTION 10A JOB NUMBER: 05032400914052 DATE: JUNE, 2002 **SCALE:** 1" = 100'SURVEYOR: JOHN STRAWBRIDGE, RPLS No.4283

FIELDBOOKS: 68, 235, 244

TECHNICIAN: AY, RLM DRAWING: 050324_0nCall\009_Ph1Sec10\050324009-01 DESCRIPTION: PD03-008, PD03-009, PD03-010 PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter

Carter Burgess

Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

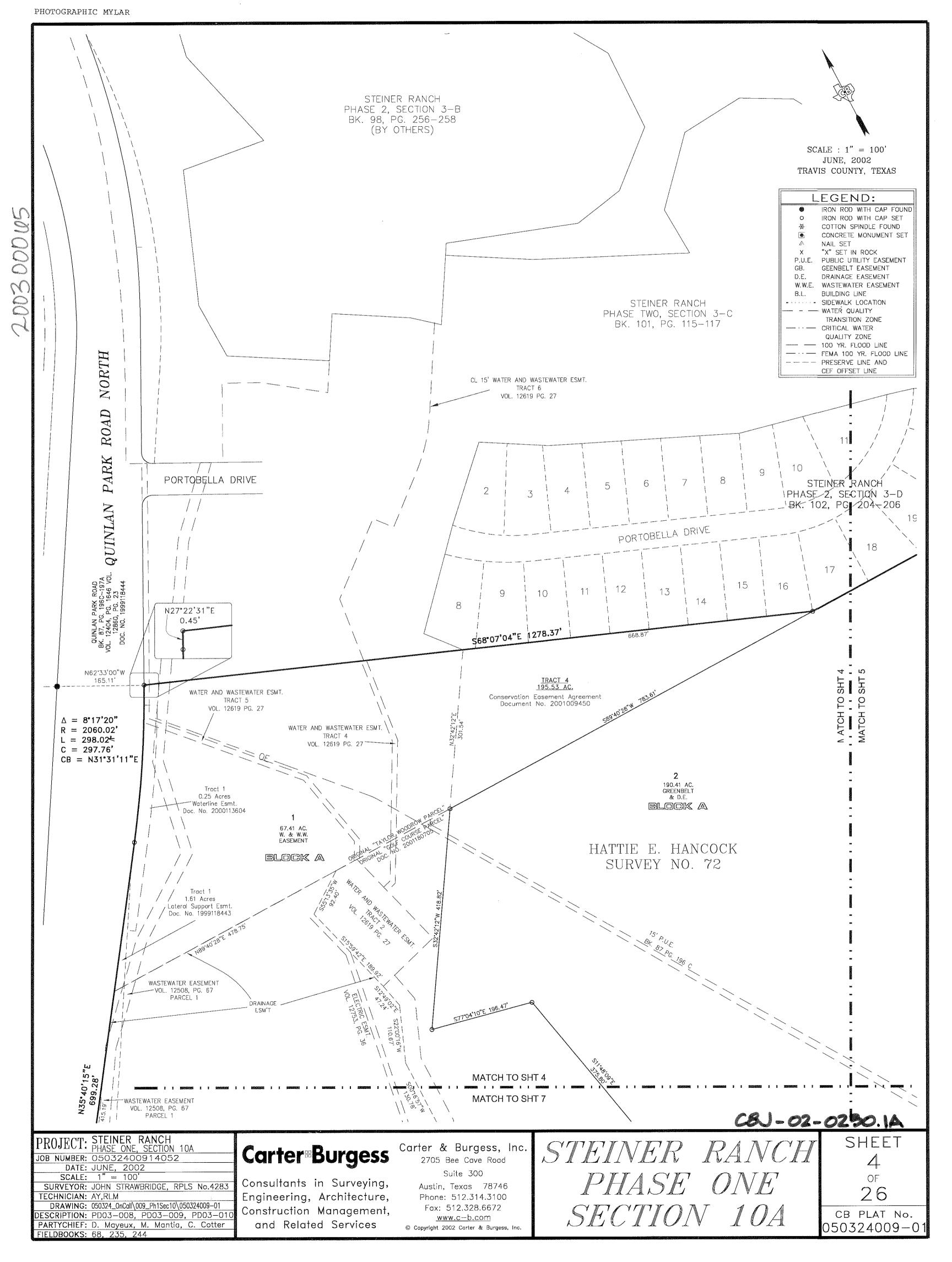
Carter & Burgess, Inc. 2705 Bee Cave Road Suite 300

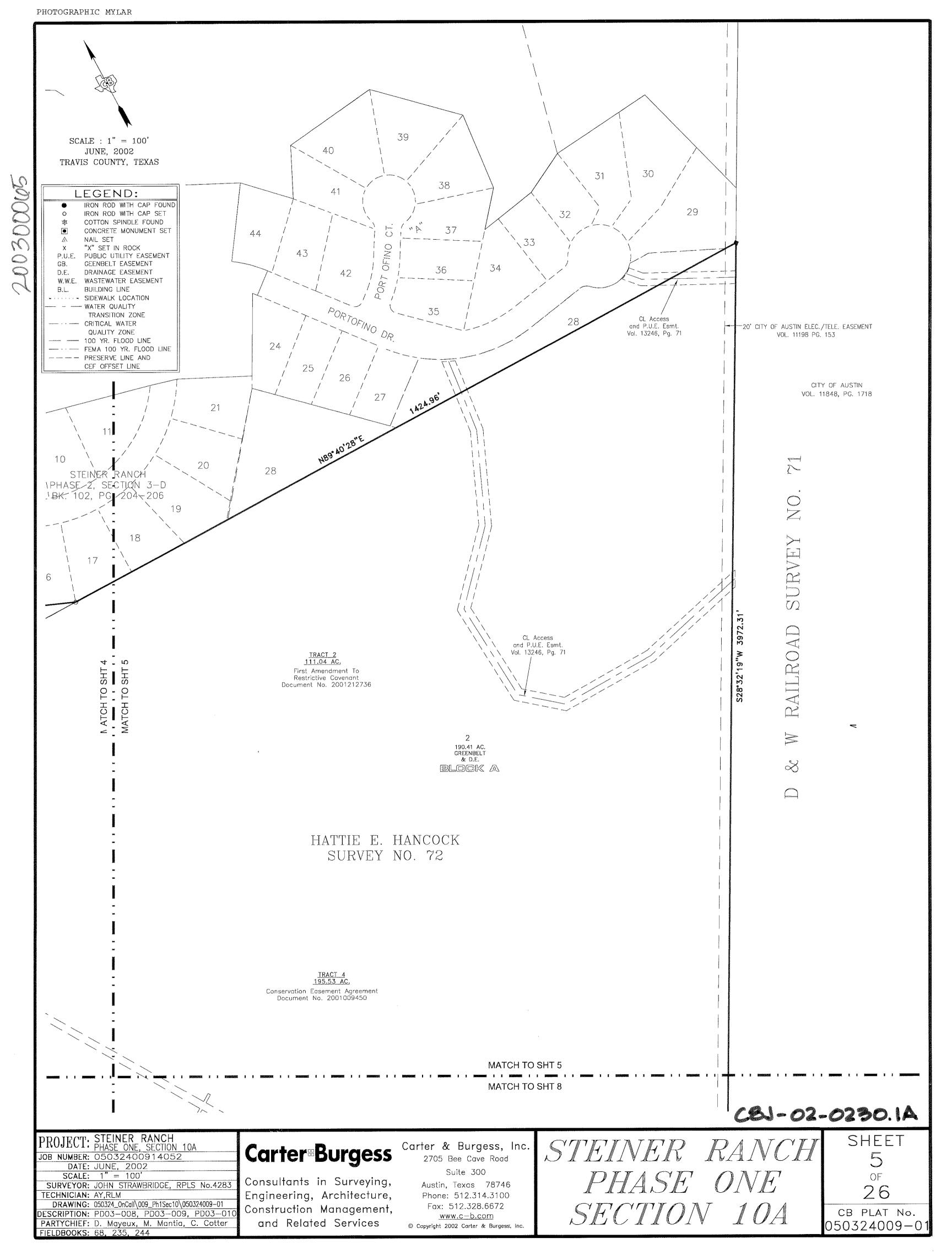
Austin, Texas 78746 Phone: 512.314.3100 Fax: 512.328.6672 www.c-b.com © Copyright 2002 Carter & Burgess, Inc. STEINER RANCH PHASE ONE SECTION 10A

SHEET OF 26

CB PLAT No.

050324009-01





DATE: JUNE, 2002 SCALE: 1" = 100' SURVEYOR: JOHN STRAWBRIDGE, RPLS No.4283

DRAWING: 050324_0nCall\009_Ph1Sec10\050324009-01

DESCRIPTION: PD03-008, PD03-009, PD03-010

PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter

TECHNICIAN: AY, RLM

FIELDBOOKS: 68, 235, 244

Carter Burgess

Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

2705 Bee Cave Road Suite 300 Austin, Texas 78746 Phone: 512.314.3100

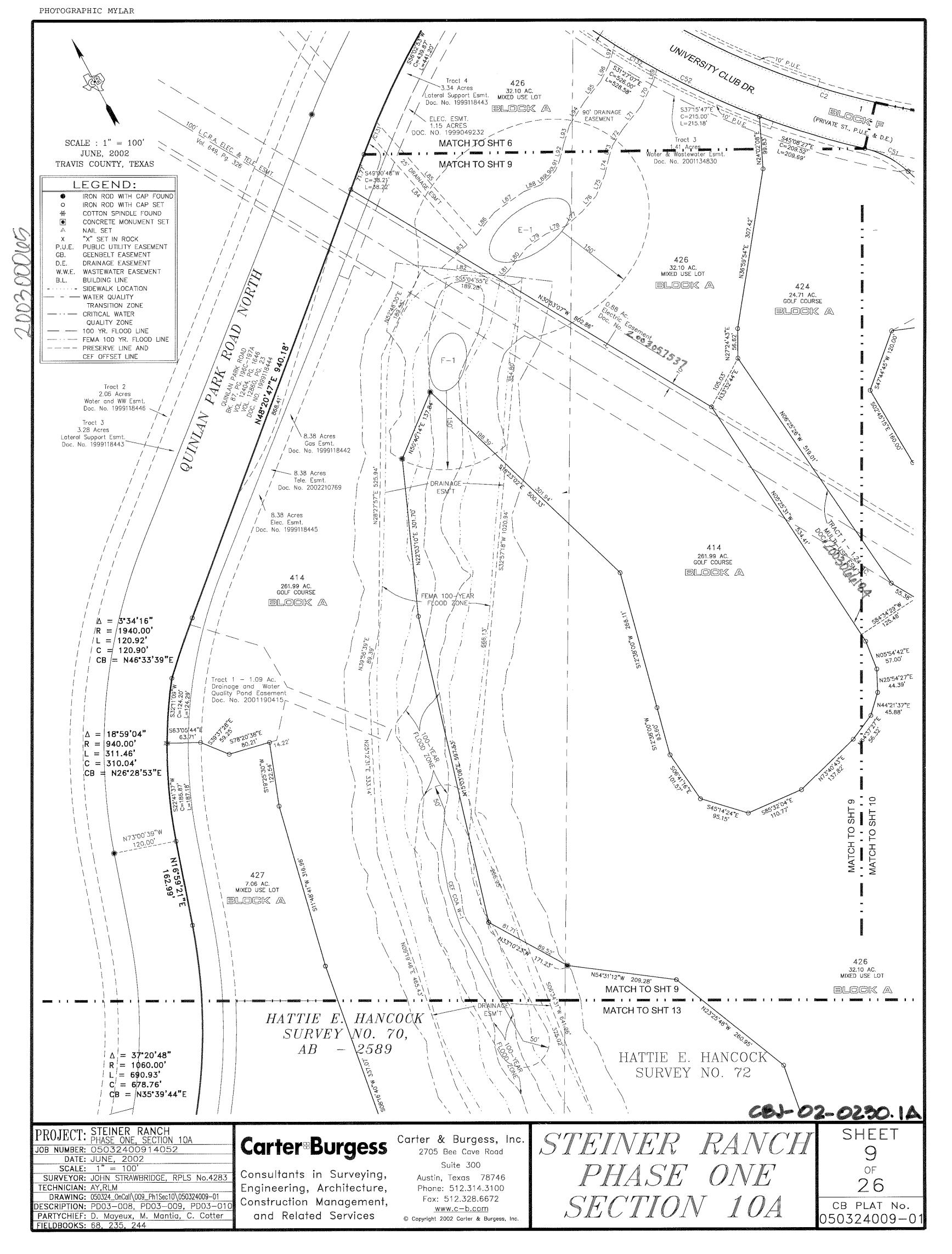
Fax: 512.328.6672

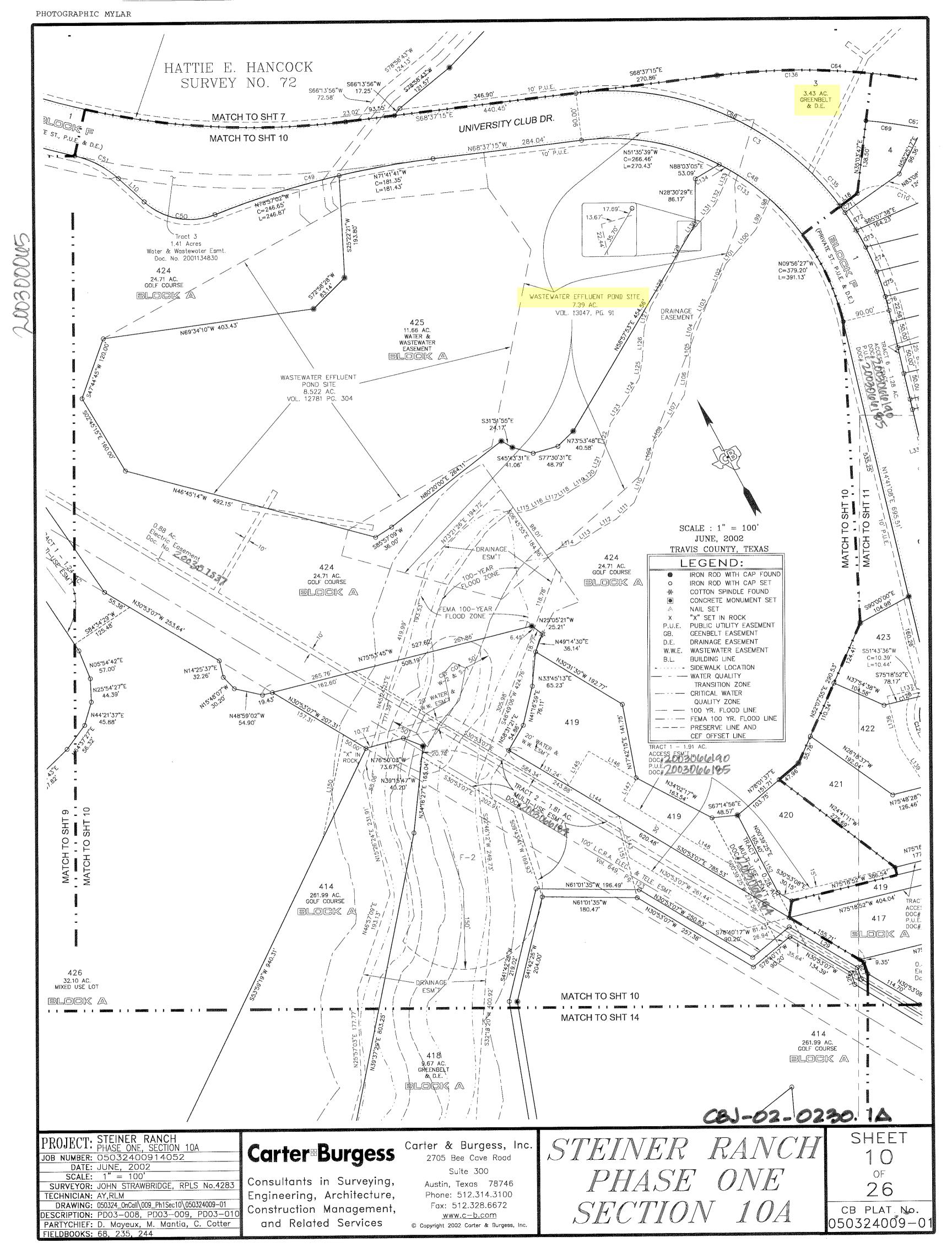
www.c-b.com

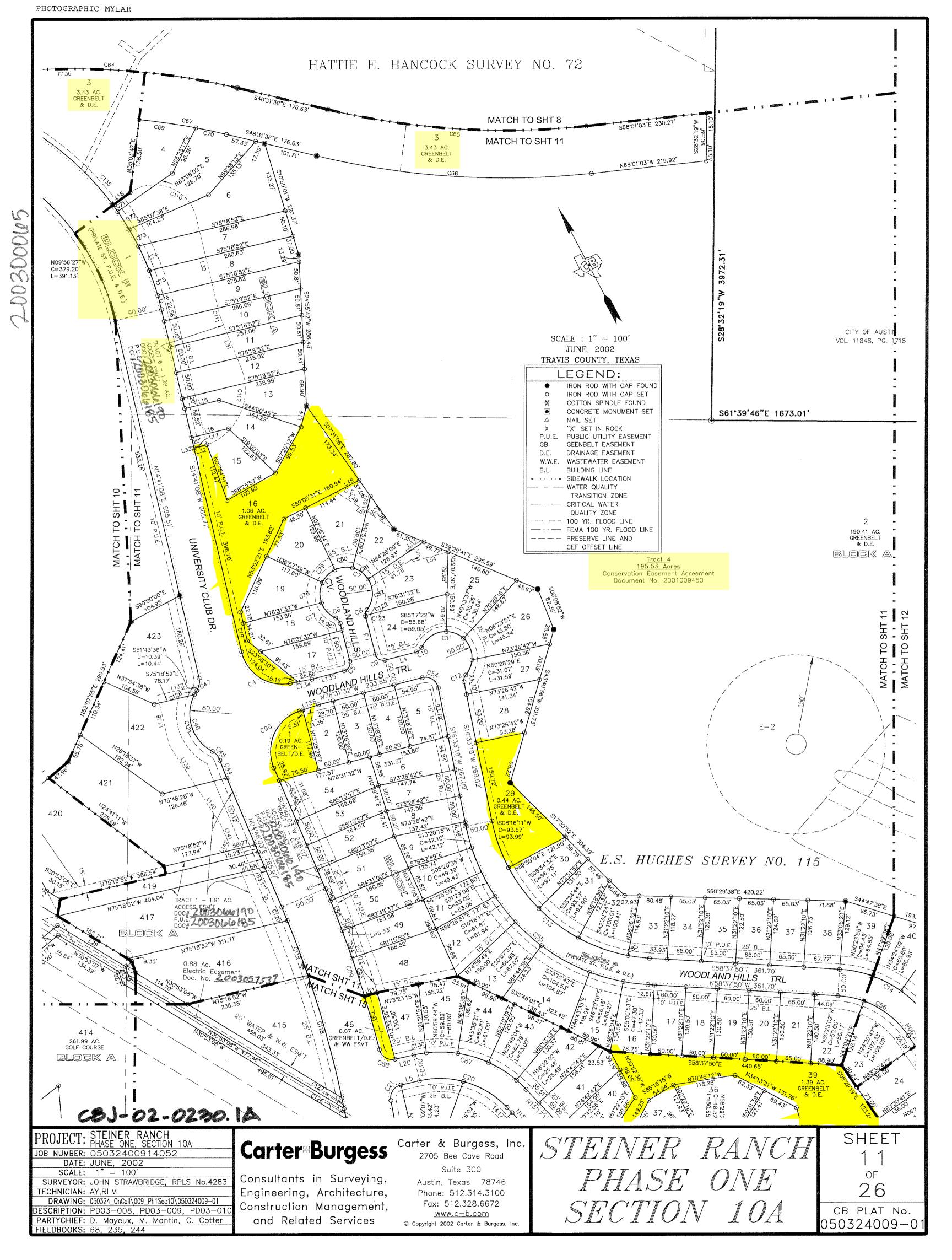
© Copyright 2002 Carter & Burgess, Inc.

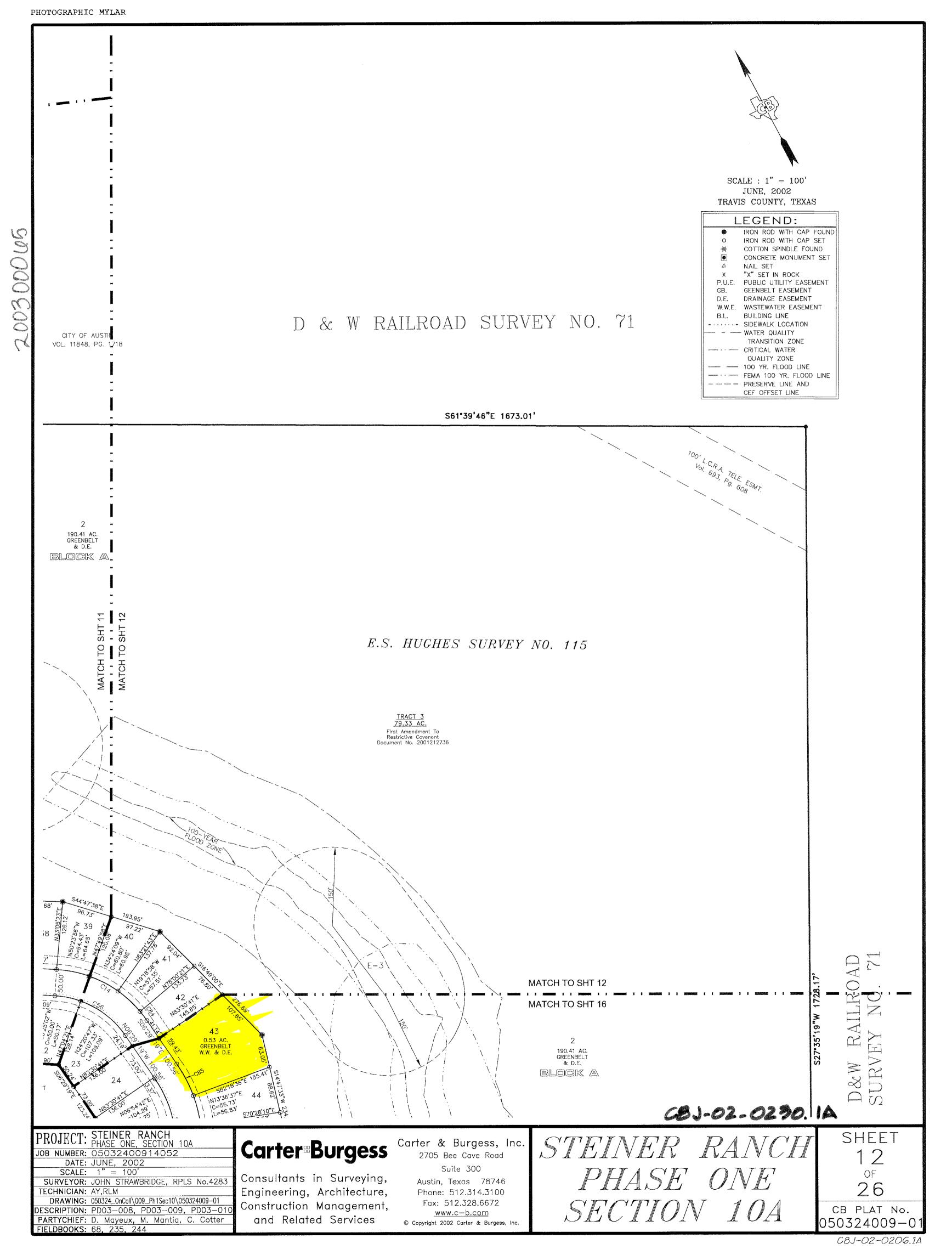
PHASE ONE SECTION 10A

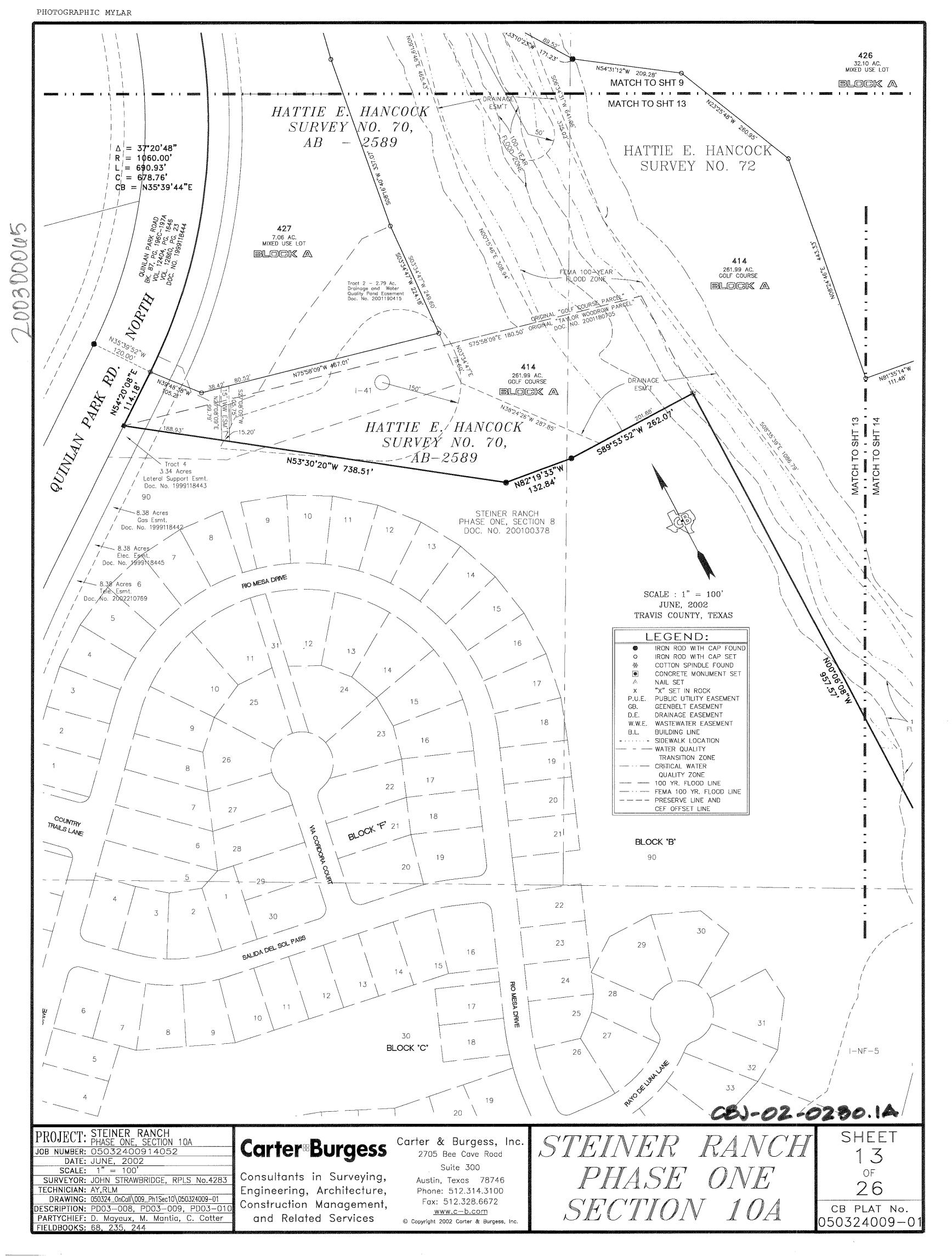
6 OF 26 CB PLAT No. 050324009-01

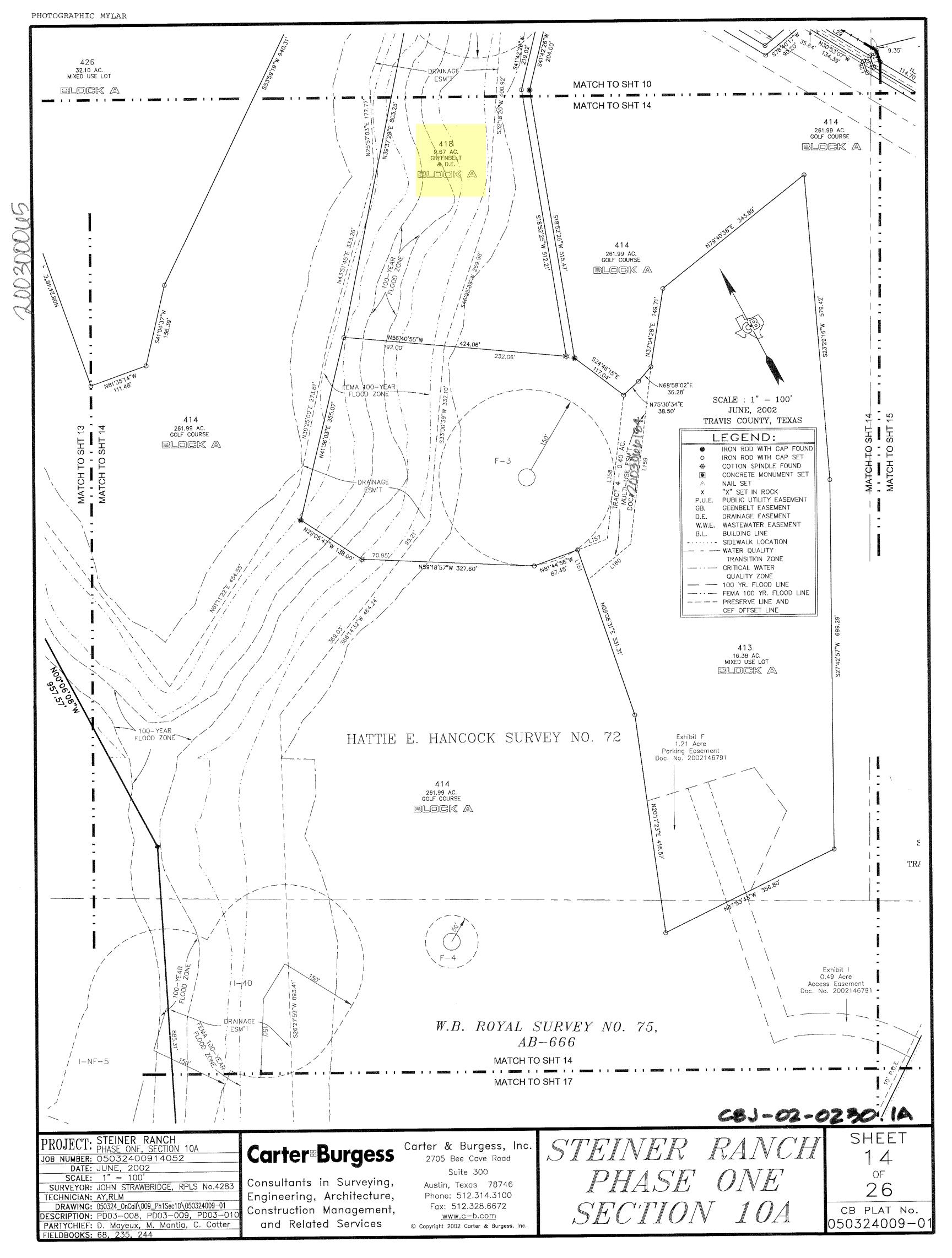


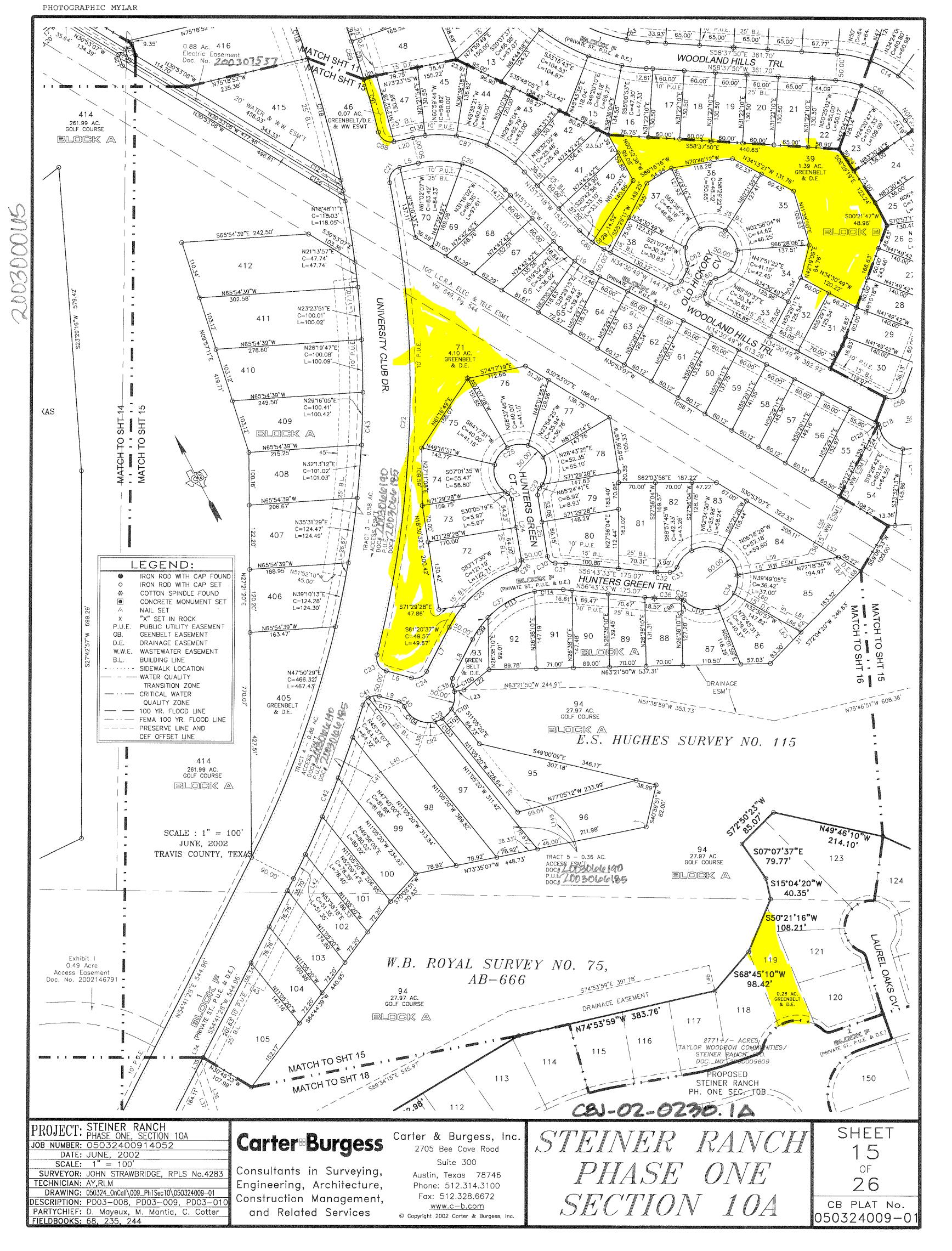


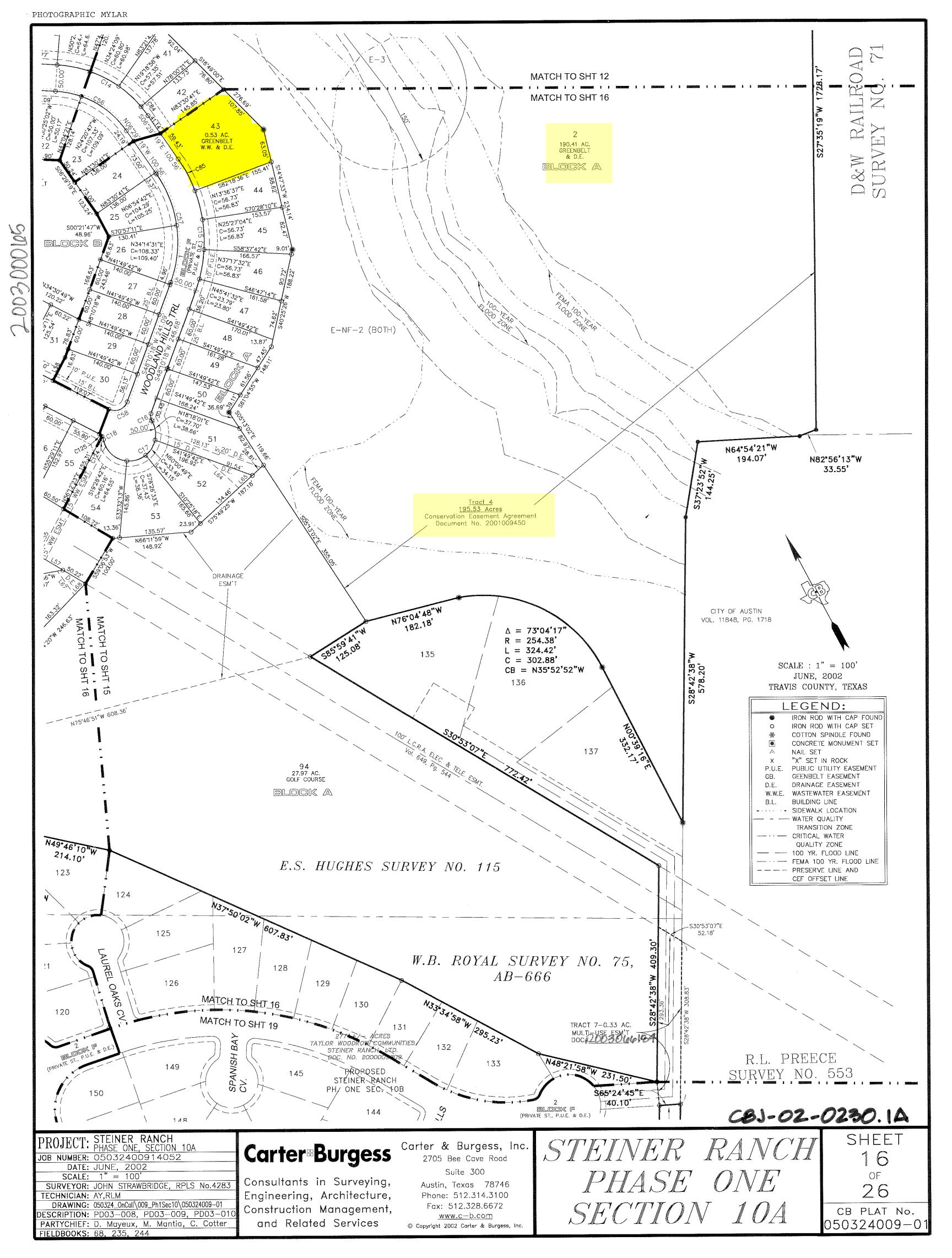


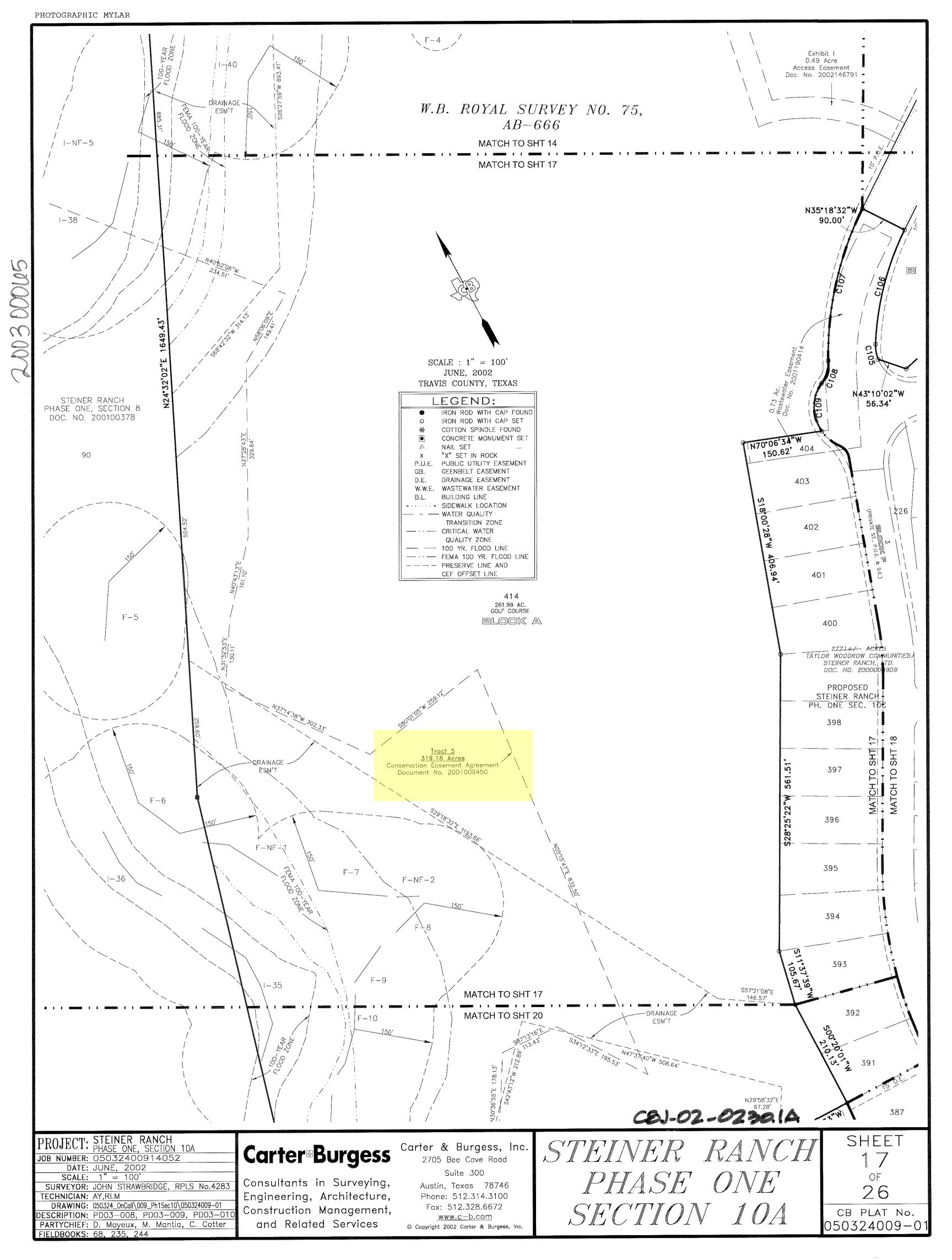


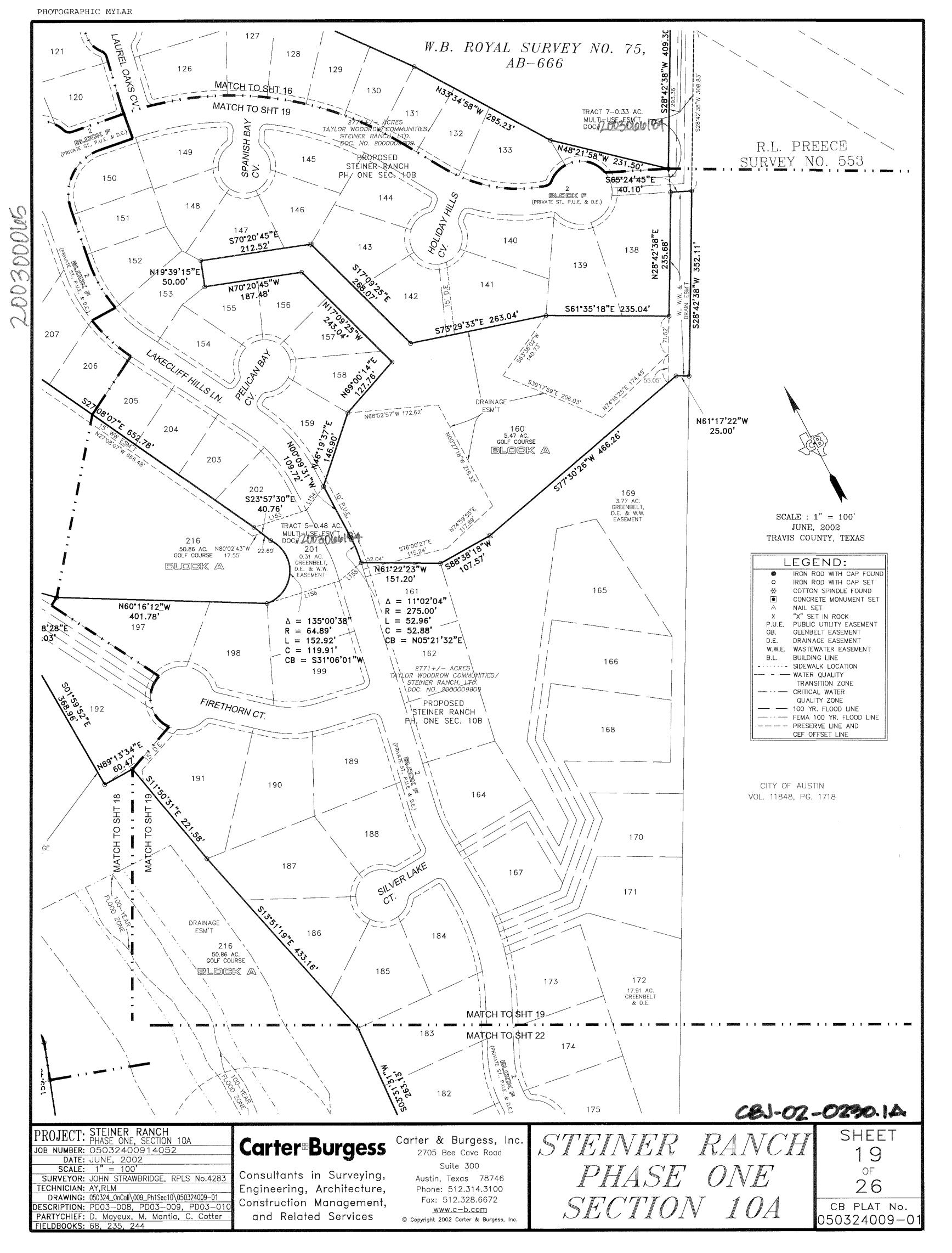


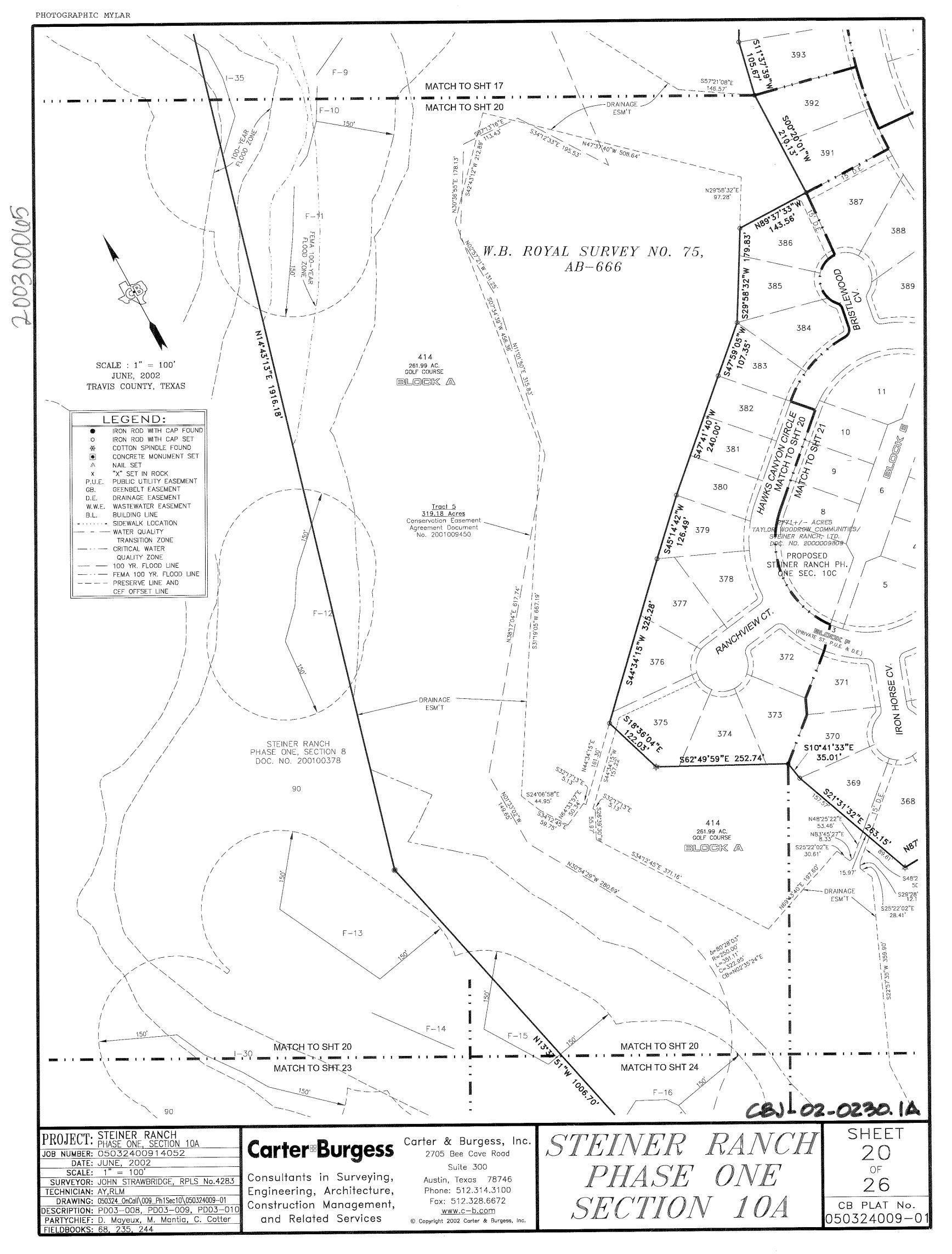


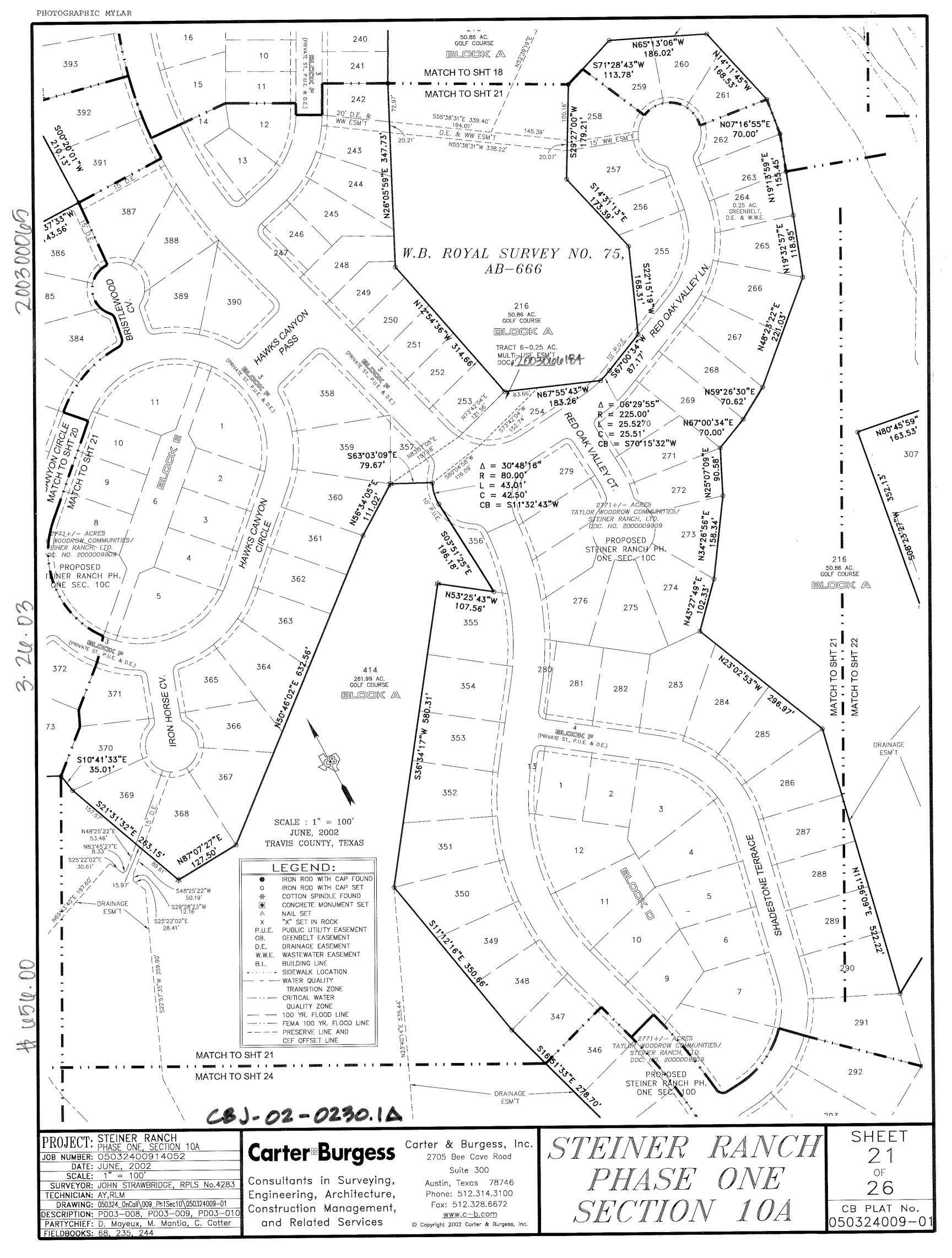


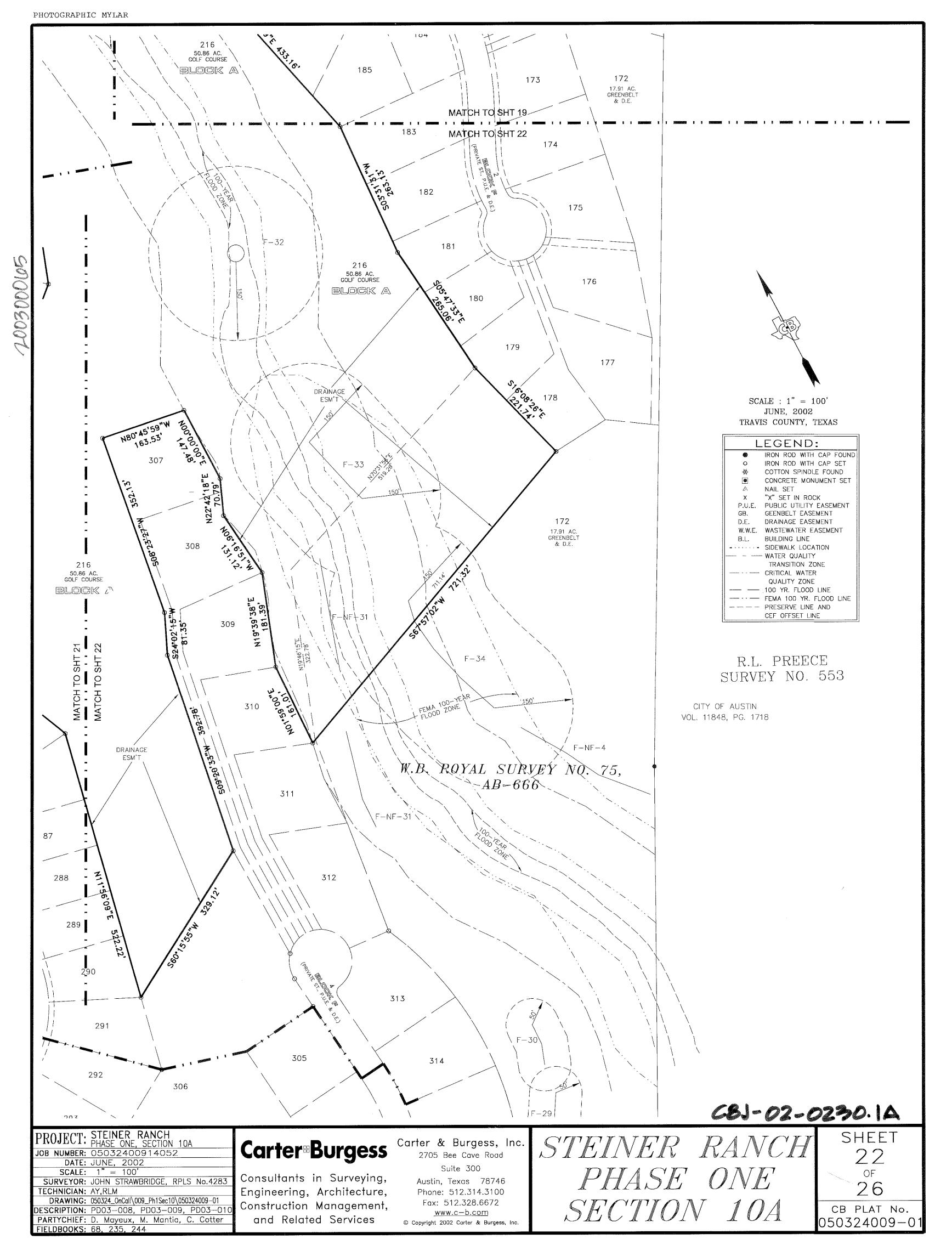


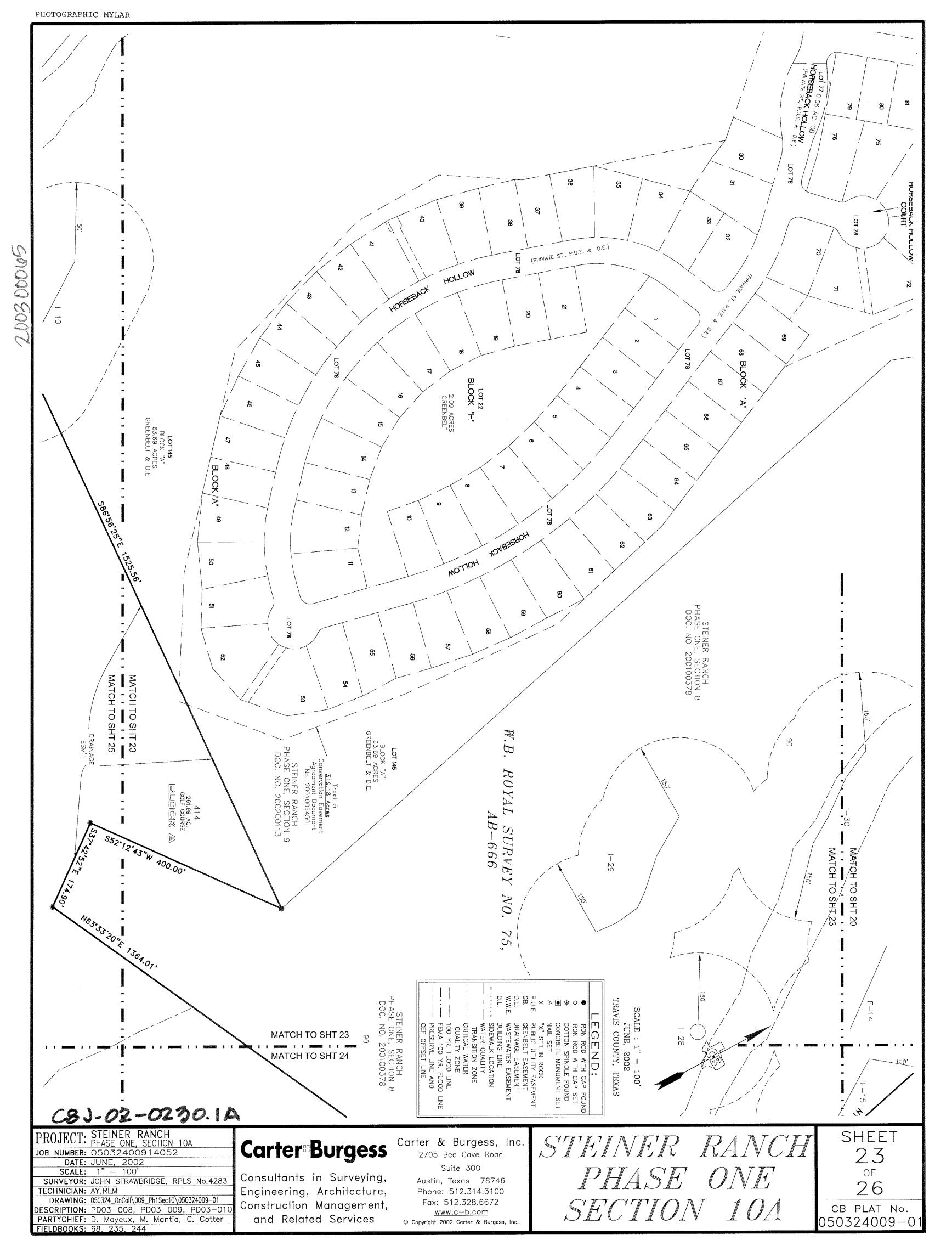


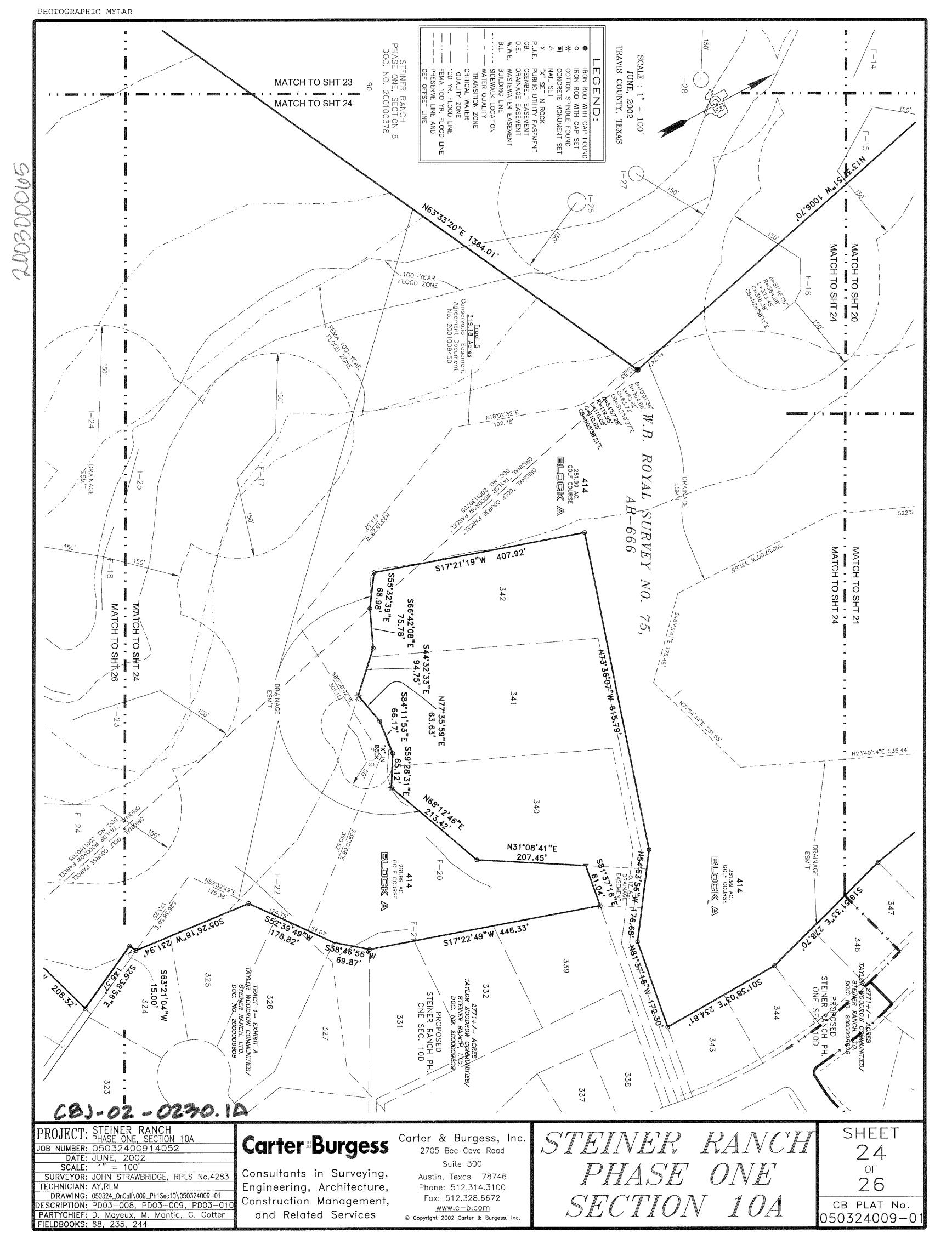


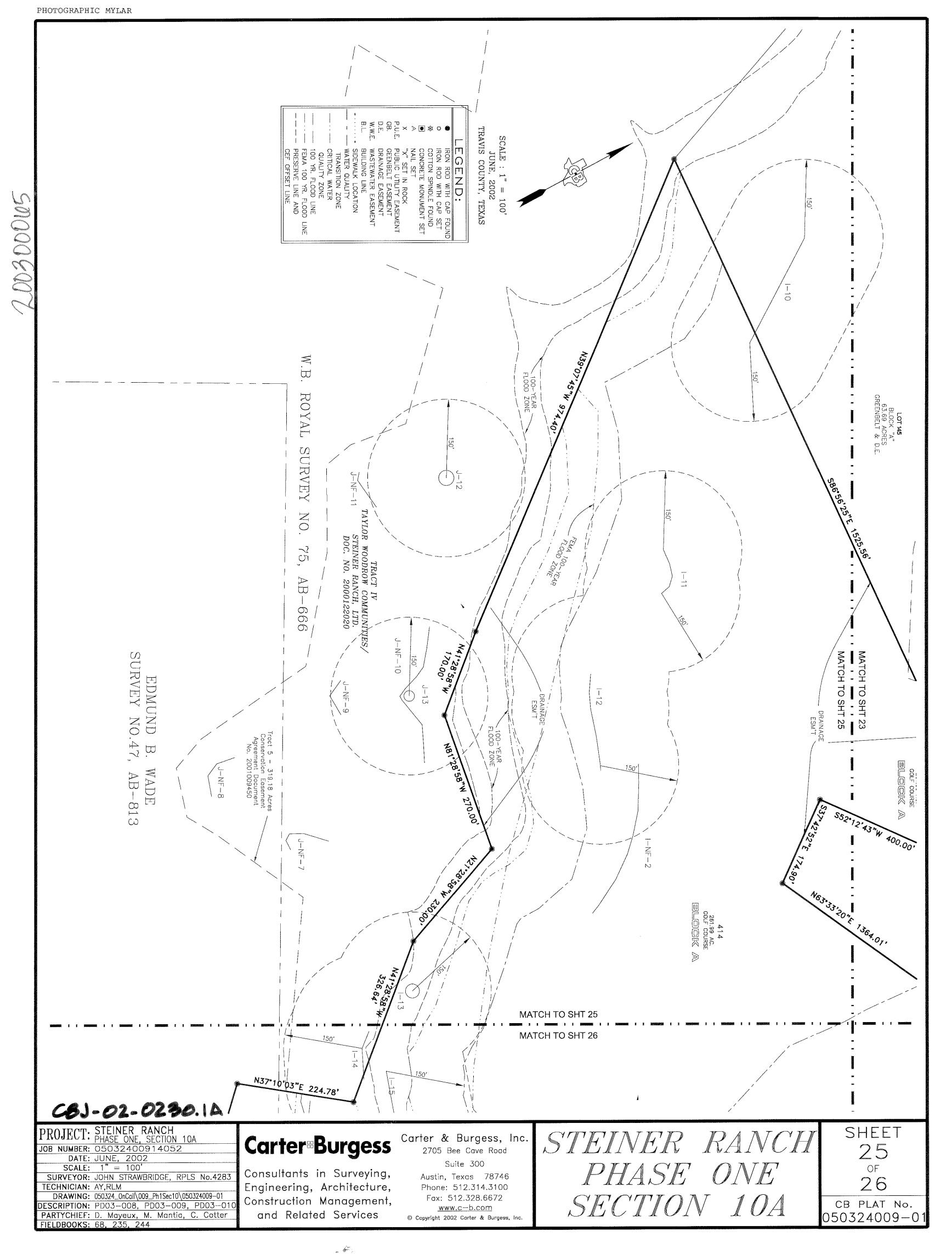


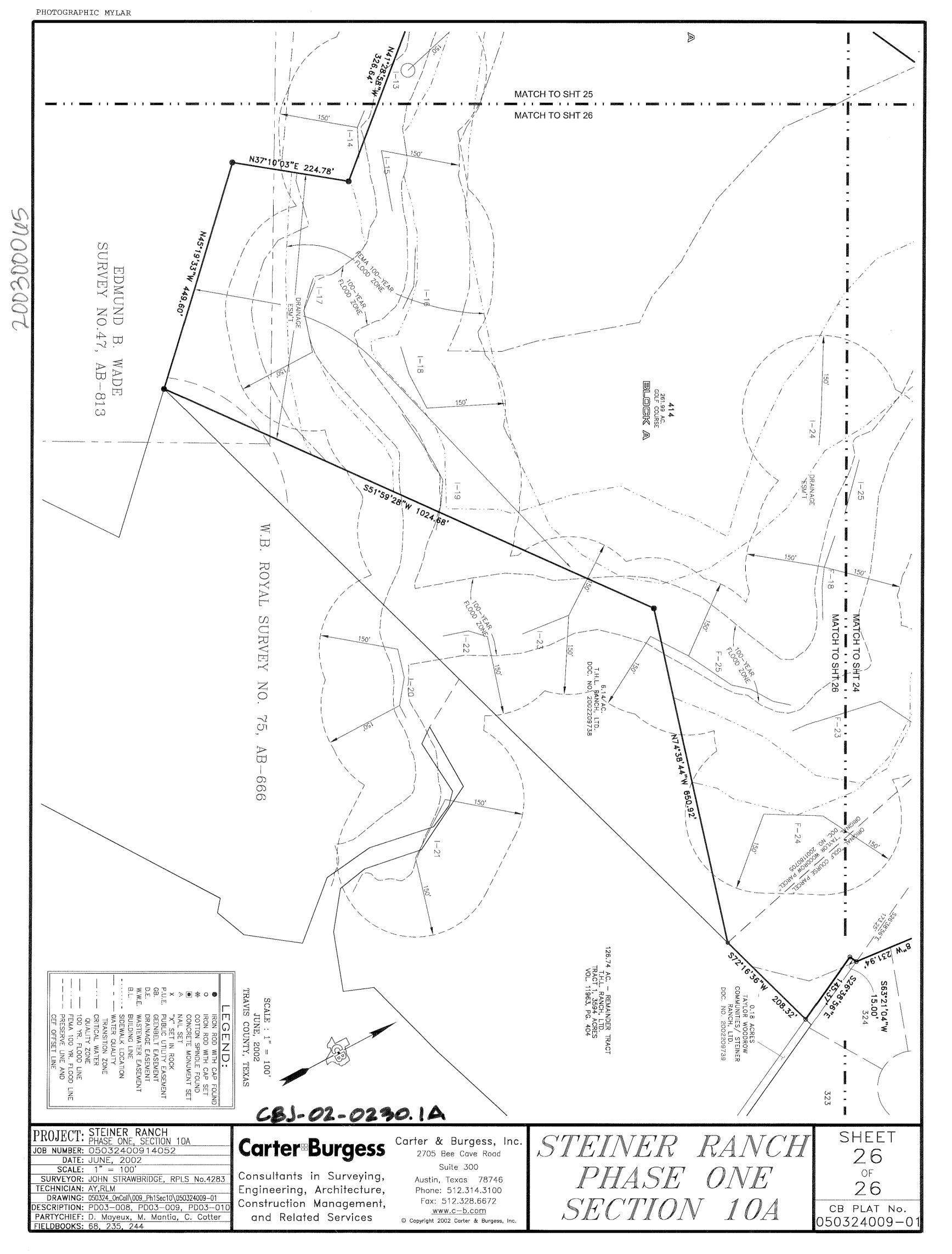












PLAT DOCUMENT#



PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: STEINER RANCH PHASE ONE SECTION 10 B

OWNERS NAME: TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., & TWC/STEINER RANCH L.L.C.

RESUBDIVISION? YES ☐ NO 🖂

ADDITIONAL RESTRICTIONS / COMMENTS:

2003273043-2003273052

RETURN:

JOE ARRIGA CITY OF AUSTIN 974-3425

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Can Dirawai

11-20-2003 04 37 PM 200300313 HAYWOODK \$161 00 DANA DEBEAUVOIR , COUNTY CLERK TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PLASEK, VICE PRESIDENT, BEING THE OWNER OF 85.39 ACRES OF LAND OUT OF, THE E. S. HUGHES SURVEY NO. 115, AND THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666, LOCATED IN 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. 2000009809 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 85.39 ACRES OF LAND, PURSUANT TO TITLE 25 OF THE AUSTIN CITY CODE AND CHAPTERS 212 AND 232,009 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN

" STEINER RANCH PHASE ONE, SECTION 10B"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ALL PRIVATE STREETS, SHALL BE VESTED IN THE PROPERTY OWNER'S ASSOCIATION FOR STEINER RANCH PHASE ONE, SECTION 10B, AS RECORDED IN DOCUMENT NO. DOCUMENT RECORDS OF TRAVIS COUNTY, TEXAS, AND 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 PICK UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREETS AND ANY COMMON AREAS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD.,, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20 DAY OF 2003, A.D.

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

JANES 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 20 DAY OF OCTOBER 2003, A.D.,

BY JAMES PLASEK, VICE PRESIDENT OF TWC / STEINER RANCH, LLC, 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 DAY OF October , 2003,

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

TidsH LEE ry Public, Stew of Texas My Commission Excirct September 06, 2005

THE STATE OF TEXAS COUNTY OF TRAVIS

I. G. E. BUCHANAN, 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 ZOTE DAY OF CORRECT, 2003, A.D.

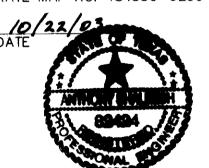


GISTERED PROFESSIONAL LAND SURVEYOR 4999 - STATE OF TEXAS

2700 VIA FORTUNA, SECOND FLOOR AUSTIN, TEXAS 78746 PHONE: (512)891-3000 FAX: (512)891-7212

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0290-E, DATED, JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS



ANTHONY SHALEKSH LICENSED PROFESSIONAL ENGINEER NO. 82424 STATE OF TEXAS CUNNINGHAM-ALLEN, INC. 3103 BEE CAVES RD., SUITE 202 AUSTIN, TEXAS 78746 PHONE: (512) 327-2946 FAX: (512) 327-2973

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF TH CITY OF AUSTIN. ON NOVEMBER 4, 2007

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE # DAY OF November, 2003.

JOE MANTALION, P.E., OCTING DIRECTOR

CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF AUSTIN ON

DAY OF Loventer 2003, A.D. BETTY BAKER, CHAIRPERSON

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 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,

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH 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.

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF 1000, 2003, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK PL. S , PAGE(S)

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE AND DAY OF , 2003, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

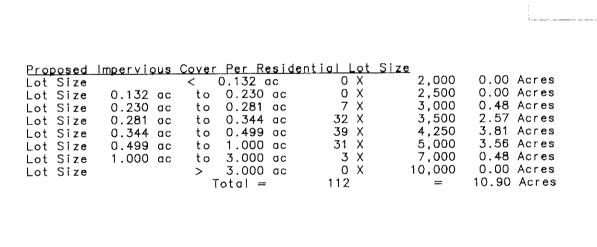
THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 DAY OF 2003, AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF 2003, A.D., AT O'CLOCK M., RECORDS OF SAID COUNTY AND STATE IN DOCUMENT #

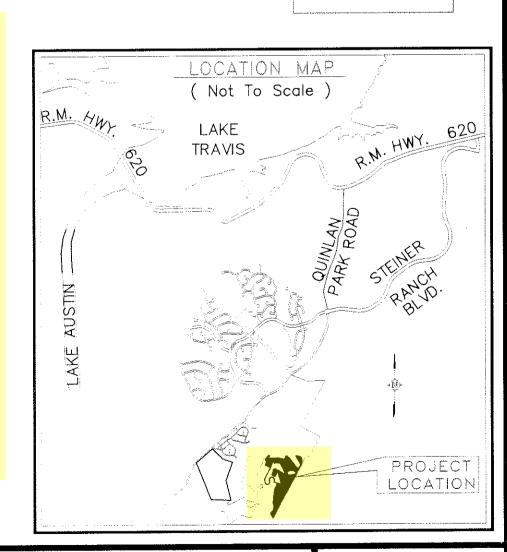
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20 DAY OF 100 , 2003, A.D.





	LINEAR FOOTAGE OF STREETS	L.F.	ROW WIDTH
	UNIVERSITY CLUB DRIVE	484	90'
	EAGLES GLEN DR.	2498	60-50'
	EAGLES GLEN CV.	277	50'
	LAUREL RIDGE CV.	190	50'
	SPANISH BAY CV.	110	50'
HE	HOLIDAY HILLS CV.	100	50'
	LAKECLIFF HILLS LN.	2156	50'
	PELICAN BAY CV.	100	50'
	FIRETHORN CT.	404	50'
	SILVER LAKE CT.	143	50'
	TOTAL ACRES 85.39 ACRES LOT SUMMARY		
	SINGLE FAMILY RESIDENTIAL GREENBELT/DRAINAGE PRIVATE STREET TOTAL NUMBER OF LOTS	112 6 1 119	
	TOTAL NUMBER OF BLOCKS	2	



	STEINER RANCH PHASE 1, SECTION 10B
JOB NUMBER:	259002.01
	OCTOBER 2003
SCALE:	1" = 100'
SURVEYOR:	G. E. BUCHANAN, RPLS No.4999
TECHNICIAN:	RLM

Engineering 2700 Via Fortuna, Second Floor Austin, Texas 78746-7995 DRAWING: Steiner Ranch\259003_Ph1Sec6\acad\FinalPlat P: 512.891.3000 DESCRIPTION: PD03-014, PD03-015 F: 512.891.7212 PARTYCHIEF: D. Mayeux www.cfxamerica.com FIELDBOOKS: 20

STEINER RANCH PHASE ONE SECTION 10B

SHEET OF 6 CFX PLAT No. 259002-01

CURVE TABLE

GENERAL NOTES

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.

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. 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.

AN ADMINISTRATIVE VARIANCE FROM LDC SECTION 25-8-341, ALLOWING CUT/FILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., WAS GRANTED BY THE COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW ON

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.

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

8. ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER & WASTEWATER SYSTEMS.

10. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WCID NO. 17 PLANS AND SPECIFICATIONS.

12. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

13. SIDEWALKS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

UNIVERSITY CLUB DR. - BOTH SIDES EAGLES GLEN DR. - SOUTH SIDE AND BOTH SIDES EAGLES GLEN CV. - SOUTH SIDE AND BOTH SIDES LAUREL RIDGE CV. - WEST SIDE SPANISH BAY CV. - WEST SIDE HOLIDAY HILLS CV. - NORTHWEST SIDE LAKECLIFF HILLS LN. - EAST SIDE PELICAN BAY CV. - SOUTH SIDE FIRETHORN CT. - SOUTH SIDE SILVER LAKE CT. - NORTH 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.

14. 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

AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED

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 THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

15. 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. 011025-49.

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

17. 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. 011025-49.

GREENBELT RESTRICTIONS

THE FOLLOWING LOTS ARE RESERVED AS GREENBELT AND DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION FOR PHASE ONE SECTION 10B OR SUCCESSOR IN TITLE.

BLOCK A, LOTS 106, 119, 134, 169, 172 & 201.

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 8,445 S.F. OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION III OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT; AND 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. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

A PORTION OF LOT 169, BLOCK A IS RESERVED AS A LIFT STATION/WASTE WATER EASEMENT TO BE MAINTAINED BY

19. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR TO THE INSCRIBED OUTER CIRCLE OF A TRAFFIC CIRCLE.

20. 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.

21. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPT. 17, 2002, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

22. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT 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.

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

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

25. EXCEPT FOR CEF'S DESCRIBED IN THE DEVELOPER AGREEMENT TO NEED 50-FOOT SETBACK, ALL CEF'S SHALL HAVE A 150-SETBACK, WHERE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

26. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS, AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.

27. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 0111025-49, 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.

28. THIS SUBDIVISION IS A PORTION OF THE "GOLF COURSE PARCEL" AND THE "TAYLOR WOODROW 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.

29. MULTI-USE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE USE AND BENEFIT OF THE OWNER OF THE GOLF COURSE LOTS AS SHOWN HEREON, AND ARE NOT PUBLIC UTILITY EASEMENTS, UNLESS SPECIFICALLY DESIGNATED.

30. 15' DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.

31. ALL STREETS SHOWN HEREON ARE DESIGNATED AS A PRIVATE STREET. THESE PRIVATE STREETS ARE CONTAINED WITHIN LOT 2, BLOCK F, WHICH IS DEDICATED AS A PUE AND DE, AND WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE PROVISIONS OF ORDINANCE #0111025-49.

32. PER SECTION III AND EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 18.88 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

33. PER 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 MULTI-FAMILY RESIDENTIAL UNITS, O GROSS SQUARE FEET OF OFFICE SPACE, AND O 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.

34. ALL FLAG LOTS HAVE 15' OF FRONTAGE AT THE STREET.

35. NO PARKING ZONES, FIRE LANES AND TOW-AWAY ZONES SHALL BE PROVIDED ON BOTH SIDES OF STREET WITHIN A TRAFFIC CIRCLE AND WITHIN 20' PAST THE END OF TRAFFIC CIRCLE SPLITTER ISLANDS ON APPROACH ROADWAYS.

37. BENCH MARK LIST

CB-SR-07 ELEVATION 815.51' 5/8-INCH IRON WITH CAP AT 35' RIGHT QUINLAN PARK ROAD STATION 150+83. ELEVATION 778.89'

CB-SR-08 5/8-INCH IRON WITH CAP AT 62' RIGHT QUINLAN PARK ROAD STATION 166+29. LINE TABLE LINE BEARING LENGTH N65*24'45"W 40.10 L2 S19*39'15"W 50.00 25.00 L3 S61*17'22*E 71.19 | 4 N10*26'23*E L5 S89*13'34"W 60,47 N46*28'28"W 57.03

	L6	N46*28'28 " W	57,03
	L7	N84*54′38 * W	47,41
	L8	N23*57′30 * W	40,76
	L9	S82*39′42 * W	78,41
	L10	N31*42′12 ″ E	93,15
	L11	N16*46′19*E	92,35
	L12	N86*04′43*W	63,63
	L13	\$43*10'02 * E	56,34
	L14	\$70°08′38″E	92,47
	L15	\$81°02'06'E	27,88 38,96
	L16 L17	S08*57′54 * W S00*09′31 * E	140.67
	_18	N79*07′26 * W	91,89
	_19	N48*56′03*W	104.11
	_20	\$48 * 56′03 * E	104.11
	_21	\$79*07′26 * E	91.89
	_22	S87*21'22*W	51,60
L	_23	N87°21′22 ° E	51,56
L	24	S02*38′38 * E	32,81
L	.25	\$25*39′50 * W	102,19
Ł	_26	N25*39′50 * E	102.19
L	_27	N02*38'38 " W	107.83
	.28	N10*52'34*E	485,38
	_29	N00*09/31*W	140,67
	_30	N61*30′06*E	8,77
	_31	S61*30′06*W	8,77
	_32	N08*57′54*E	58,41
	_33 _34	S81*02′06 * E S30*57′37 * W	40.58 17.78
	_ <u>34</u> _35	N30*57′37*E	17,78
	_33 _36	S31*01′08 * E	97,41
	_ <u>30</u> _37	S51*01'30*W	11.13
	_38	N51*01′30*E	11,13
	39	N31*01′08*W	97,41
L	_40	N11*09′45 * E	99.70
	_41	S11*09′45*W	99,52
	_42	N81*02′06*W	25.11
	_43	N81*02'06"W	17,83
	_44 _45	\$02*39'05 * E \$65*24'45 * E	55,22 120,97
	- 4 5	S65*24'45 * E	127,05
	47	S65*24'45 " E	137,76
	48	S65*24'45 ' E	152.32
L	_49	N28*41'42 * W	302,03
	_50	N28*41'42 " W	298.89
	_51	N28*41'42*W	299,58
<u> </u>	_52 _53	N28*41'42*W N28*41'42*W	304,83 317,53
	_53 _54	N46*28'28*W	67,95
<u>-</u> -	55	N46*28′28*W	75,52
L	-56	N46*28′28 * W	83,10
	_57	N46*28′28 * W	90,67
	_58	N84*54′38*W	64,00
	-59	N84*54′38*W N84*54′38*W	80,59 97,19
	_60 _61	S20*47′53 * W	118.71
	62	S20*47′53*W	229,73
L	63	S20*47′53 * W	340,74
_	64	S07*04′16*W	75.07
	.65	S07*04'16"W	189.72
	-66	S07*04′16″W S07*04′16″W	226.32 106.85
	.67 .68	S84*01′50 * E	172,62
	.69	S84*01′50*E	157.81
	_70	S84*01′50 * E	149.93
L	_71	S84°01′50 ° E	142.53
	.72	N47*53'17 " E	105,39
	_73	N47*53'17"E	169.51
	<u>-74</u> -75	N47*53′17*E N47*53′17*E	156,24 142,96
	- <i>73</i> -76	N47 5317 E N47 53′17″E	89,98
	77	N47*53'17*E	51.61
L	.78	202 * 38′38 * E	119.00
	.79	202 * 38′38 * E	102.22
	80	N87*21′22*E	155.00
	_81	S00*30′12″W	54,68
*****	.82 .83	S00*30'12*W N00*30'12*E	124,23 174,11
	.84	N00*30'12*E	172,32
	.85	N35*55′46 * E	230,27
	.86	S84*01′50 * E	173,22
	87	N35*56′36 * E	193,38
	.88	N00*30′12*E	229,48
	.89	\$78*15'30*E	49.33
	_90 _91	N35*55′46 ″ E S11*12′52 ″ E	32,00 66,16
	.92	N76*00'27*W	33,96
L	.93	N75*01′01 ″ E	29,54
L.	.94	S84*01′50 * E	19,5 9
Ĺ	.95	\$07*04'16"W	13.64
	.96	S84*01/50″E	153.14
	.97 .98	N47*53′17*E S00*30′12*W	14.62 170.53
	.98 .99	N35*55′46*E	105,48
	100	N62*55′05*W	56.96
L	101	N17*55′05 * ₩	65.05
····	102	N27*04′55′E	31.00
	103	N80*25′29 * E	55,68
L	104	\$83*22'11 " E N35*55'46 " E	30.00 84.72
- 1	105	M-453 - 133 - 44 - 4	

N82*10'37*E

S21*12'48"E

70.58

CUR∨E C1	DELTA 61*55′59*	95,00	LENGTH 102.69	CHORD BEARING S51*59'18'W	97.76
C2	88*50′04″	95.00	147,29	265*26'20'W	132,98
C3 C4	86*54′57″ 57*46′09″	15.00 15.00	22.75 15.12	N26*41'09*W N45*39'23*E	20.63 14.49
C5	295*32′17 *	60,00	309,49	\$73*13'41 " E	64.00
C6	57 *4 6′09 *	15,00	15,12	S12*06′45 ′ E	14.49
C7	91*19′11*	15.00	23,91	S62*25′54*W	21.46
C8 C9	25*25′48 * 25*21′08 *	530,00 420,00	235,23 185,84	S84*37′24″E N84*39′44″W	233,31 184,33
C10	9*02/55*	480.00	75,81	\$76*30'38 ' E	75,73
C11	14*03′33″	198.00	48.59	N74*00'19"W	48.46
C12	37*27′48″	325,00	212,50	S09*46'00'E	208,74
C13 C14	28*20′23 ″ 11*02′04″	275.00 225.00	136.02 43.33	N14*19'42'W N05*21'32'E	134.64 43.27
C15	90*00′00*	15,00	23.56	N55*52'34"E	21.21
C16	30*11′23 *	175.00	92,21	\$64*01′45 * E	91.15
C17	57*46'09"	15,00	15.12	\$20*02′59*E	14,49
C18 C19	295*32′17″ 57*46′09″	60,00 15,00	309.49 15.12	S41*03′57*W N77*49′07*W	64,00 14,49
C20	30*11′23*	225.00	118,56	S64*01'45'E	117.19
C21	90°00′00 °	15.00	23,56	N34*07′26*W	21.21
C23	12*36′49″ 89*05′37″	300.00 15.00	66.0 4 23.32	S04*34'09*W N42*48'34*E	65,91 21.04
C24	52*01′12 *	15.00	13,62	266*38'02*E	13.16
C25	284*02′25*	50.00	247,87	205,38,38,E	61.54
C26	52*01′12*	15.00	13,62	S61*20'46"W	13.16
C27	90*00′00*	15.00	23,56	N47*38′38″W	21.21
C29	28*18′28 ′ 27*58′00 ′	425,00 225,00	209,98	N11*30'36*E S11*40'50*W	207.85 108.74
C30	55*49′08 *	15.00	14,61	N25*36'24"E	14.04
C31	295 * 28′38 *	60.00	309.42	N85*46/39 * E	64.05
C35	60*37′07*	15.00	15,87	\$31*39′06*E	15.14
C33 C34	27*00′22 ″ 28*18′28 ″	175.00 475.00	82,49 23 4 ,68	\$12*09'39*W	81.72 232.30
C35	13*31′12″	250.00	58,99	\$04*06′58*W	58,85
C36	28 * 07′55 *	325.00	159,57	N14*13'28*W	157,98
C37	89*47′32″	15.00	23,51	\$16*36′20*W	21.17
C38 C39	52*01′12 ′ 284*02′25 ′	15.00 50.00	13.62 247.87	S87*30′43″W N28*29′54″W	13.16 61.54
C40	52*01′12*	15.00	13.62	N35*29′30″E	13.16
C41	90*00′00*	15.00	23,56	\$73*29′54 * E	21,21
C42	37*27′48*	275,00	179.81	S09*46'00'E	176.62
C43 C44	63*43'43 " 17*53'57 "	24,00 575,00	. 26.69 179.63	N35*06'41"W N72*05'07"W	25.34 178.90
C45	94*05′46*	15.00	24,63	N16*05′16*W	21,96
C46	52 * 01′12 *	15.00	13,62	N56*58'13 " E	13,16
C47	284*02′25*	50.00	247.87	\$59*02'23 ' E	61,54
C48 C49	52*01′12 * 94*05′46 *	15,00 15,00	13.62 24.63	\$04*57′01*W \$78*00′30*W	13.16 21.96
C50	23*55′29*	575,00	240.10	N42*58′53*W	238.36
C51	92*42′20*	17,59	28.46	N00*42'11"W	25.46
C52	52*01′12*	15,00	13.62	N77*02′06′E	13.16
C53 C5 4	284*02′25 * 52*01′12 *	50.00 15.00	247.87 13.62	\$38*58'30 * E \$25*00'5 4* W	61.54 13.16
C55	83*14′37*	15.00	21.79	N87*21'11"W	19.93
C56	27 * 11′5 4 *	325,00	154.28	\$59*19′50 * E	152.83
C57 C58	57 * 55′26 * 295 * 32′16 *	15.00	15.16 309.49	N43*58′04*W N17*13′31*E	14.53 64.00
C59	57*33′59 *	60.00 15.00	15.07	N78*14'23'E	14.44
C60	41*57′30 *	275.00	201,39	S51*59′53 * E	196.92
C61	44*14'07"	625,00	482,53	N53*08'11"W	470.64
C63	86°25′00 ′ 52°01′12 ′	15,00 15,00	22,62 13.62	S32*02'45"E S37*10'22"W	20.54 13.16
C64	284*02′25*	50.00	247.87	N78*50′15*W	61.54
C65	52 *0 1/12 *	15.00	13.62	N14*50′51*W	13.16
C66	87*48'09"	15.00	22,99	N55*03'50*E	20.80
C67	17 * 59′09 * 22 * 04′02 *	279,00	87,58 16.95	\$72*02'31*E \$52*00'55*E	87.22 16.84
C68	79*51′02 *	44.00 62.00	16,95 86,41	N80*54'25*W	79,58
C70	9*02′55 *	420.00	66.33	\$76*30′38 * E	66.26
C71	25*21′08*	480.00	212.39	N84*39′44″W	210.66
C72 C73	27 * 11′ 41* 76 * 06′22 *	470,00 70,00	223.08 92.98	S83*44'28'E S32*05'27'E	220.99 86.29
C74	80*19′47″	60.00	84.12	N51*22'45'W	77.40
C75	16*13′49 ″	60,00	17.00	N03*05′56″W	16.94
C76	14*41′47″	60,00	15,39	N12*21′52*E	15,35
C77 C78	14*22′24 ″ 56*54′54″	60,00 50,00	15.05 49.67	N26*53′57 ′ E S74*35′15 ′ W	15.01 47.65
C79	4*41′53 ′	575,00	4 7.15	N33*22'04"W	47.14
C80	19*13′36*	575.00	192.95	N45*19'49'W	192.05
C81 C82	54*19′33 ″ 17*21′32 ″	50.00 575.00	47.41 174.21	S55*49'03'W N71*48'55'W	45.65 173.54
C83	0*32′25*	575.00	5.42'	N80*45′53*W	5,42
C84	14*22′55*	60.00	15.06	S64*21'36*W	15.02
C85	14*39′20′	60.00	15.35	\$49*50′29*W	15.31
C86 C87	16*06′25 ″ 20*23′58 ″	60.00 60.00	16.87 21.36	S34*27′37*W S16*12′25*W	16.81 21:25
C88	44*24'47"	50.00	38,76	N57*32'33"E	37.79
C89	4*29′38 *	225,00	17.65	\$00*03′21 * E	17.64
C90	15*31′21″	60.00	16.26	\$60°41′24″E	16.21
C91	14*28/39* 14*28/39*	60.00	15.16 15.16	S75*41'24"E N89*49'57"E	15.12 15.12
C93	1*49'41"	475.00	15.15	N14*08'24"E	15.15
C94	1*49′14*	475.00	15.09	N12*18′57 * E	15.09
C95	1*48′54″	475.00	15.05	N10*29/53*E	15.05
C96 C97	1*48′41″ 1*48′35″	475.00 475.00	15.02 15.00	N08*41'05*E N06*52'27*E	15.02 15.00
C98	22*29′19*	475,00	16.88	N70*24'43*E	16.77
C99	17 * 18′32 *	198.00	59.82	S89*41'22"E	59,59
C100	12*12′44″	589.00	125.54	N02*51'32*E	125.30
C101 C102	9*50′02 * 61*14′35 *	589,00 24,00	101,09 25,65	S13*52′55*W S49*25′13*W	100.97 24.45
OTOC		279.00	92,15	289*30′12*W	91,73
C103	18 * 55′24 ″	L / J,00 .			

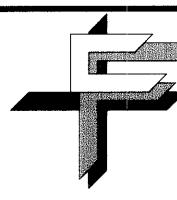
PROJECT: STEINER RANCH PHASE 1, SECTION 10B JOB NUMBER: 259002.01 DATE: OCTOBER 2003

PARTYCHIEF: D. Mayeux

FIELDBOOKS: 20

SCALE: 1" = 100'SURVEYOR: G. E. BUCHANAN, RPLS No.4999

TECHNICIAN: RLM DRAWING: Steiner Ranch\259003_Ph1Sec6\acad\FinalPlat **DESCRIPTION:** PD03-014, PD03-015



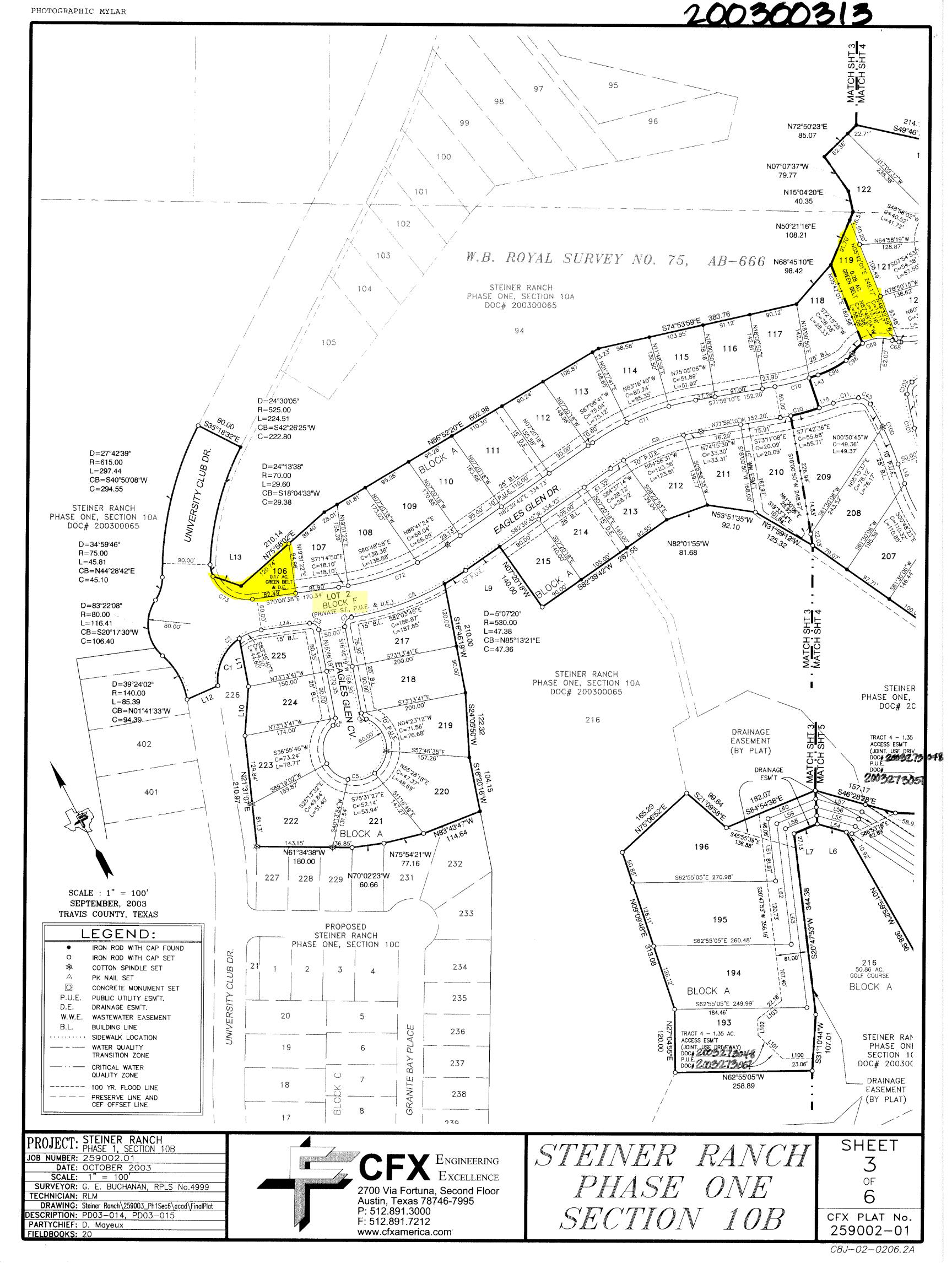
CFX Engineering Excellence 2700 Via Fortuna, Second Floor

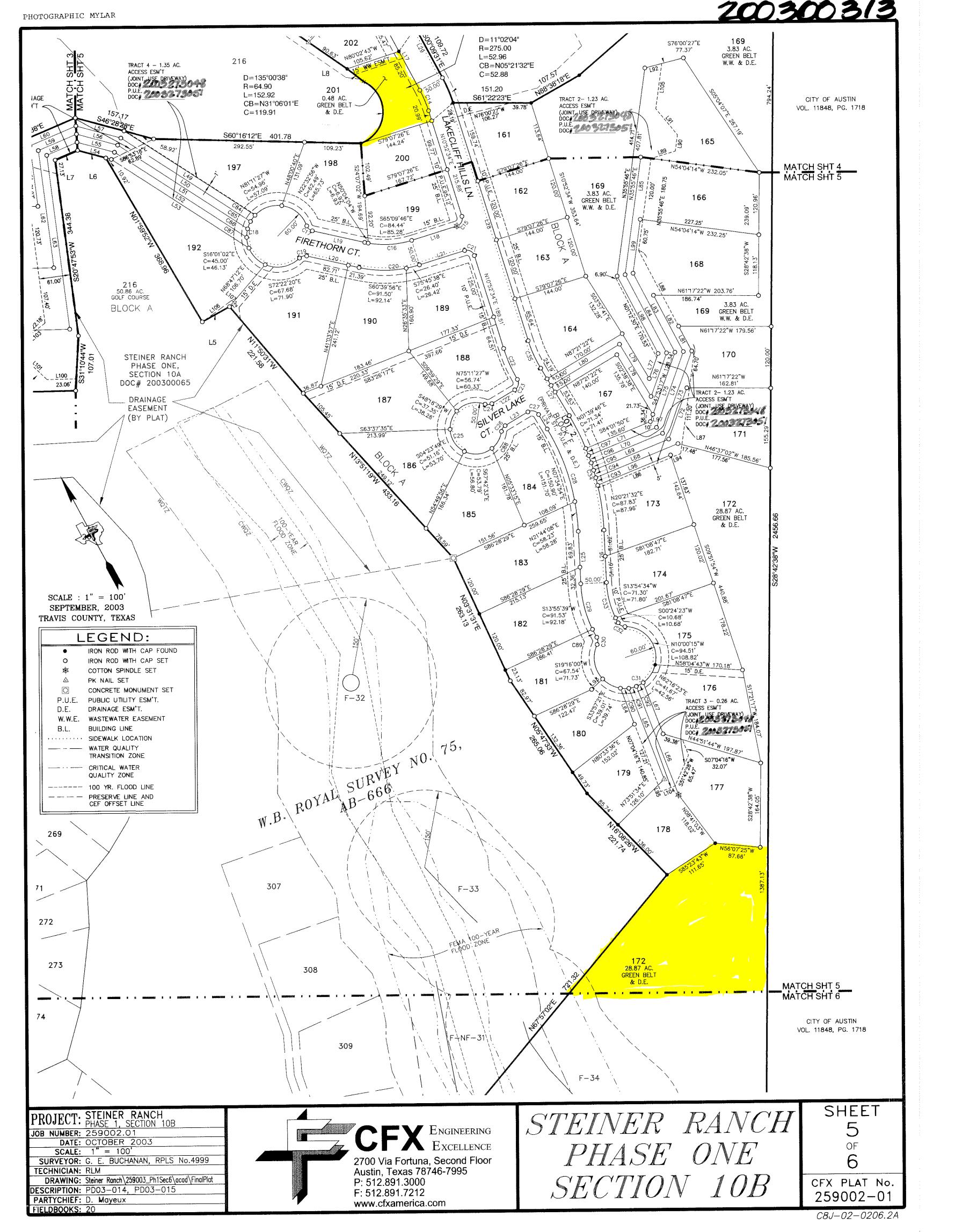
Austin, Texas 78746-7995 P: 512.891.3000 F: 512.891.7212 www.cfxamerica.com

STEINER RANCH PHASE ONE SECTION 10B

SHEET

CFX PLAT No. 259002-01





PLAT DOCUMENT #



PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: STEINER RANCH PHASE ONE SECTION 10C

OWNERS NAME: TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD & TWC/STEINER RANCH, LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2005121540 & 2005121542

RETURN:

CITY OF AUSTIN CESAR ZAVALA PO BOX 1088 AUSTIN, TX 78767

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2005 Jul 07 10:09 AM HAYWOODK \$136.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

THE STATE OF TEXAS

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PLASEK, VICE PRESIDENT, BEING THE OWNER OF 48.16 ACRES OF LAND OUT OF THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666, LOCATED IN 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. 2000009809 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 48.16 ACRES OF LAND, PURSUANT TO TITLE 25 OF THE AUSTIN CITY CODE AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT. TO BE KNOWN AS:

" STEINER RANCH PHASE ONE, SECTION 10C "

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ALL PRIVATE STREETS, SHALL BE VESTED IN THE PROPERTY OWNER'S ASSOCIATION FOR STEINER RANCH PHASE ONE, SECTION 10C, AS RECORDED IN DOCUMENT NO. TO OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, AND 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 PICK UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREETS AND ANY COMMON AREAS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

IN WITNESS WHEREOF, TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD.,, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 31 DAY O

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

BY: JAMES PLASER, 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 3151 DAY OF may , 2005, A.D.,

BY JAMES PLASEK, VICE PRESIDENT OF TWC / STEINER RANCH, LLC, 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 315 DAY OF May , 2005, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS TRISH LEE

Notary Public, State of Texas
My Commission Expires
September 06, 2006

THE STATE OF TEXAS COUNTY OF TRAVIS

I, PAUL C. SAUVE, 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 312 DAY OF MAY

PAUL C. SAUVE, JR. D

PAUL C. SAUVE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2582 - 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 THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0290-E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS

I, ANTHONY SHALEESH, 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.

6-2-05 DATE



ANTHONY SHALEESH
LICENSED PROFESSIONAL ENGINEER
NO. 82424 STATE OF TEXAS
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVES RD., SUITE 202
AUSTIN, TEXAS 78746
PHONE: (512) 327-2946
FAX: (512) 327-2973

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 ____ DAY OF _____, 2005.

JOE PANTALION, P.E., DIRECTOR

CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF AUSTIN ON THE 7th DAY OF JUNE, 2005, A.D. BETTY BY SER, CHAIRPERSON CARKE 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 IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH 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.

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF , 2005, 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 _____ DAY OF ______, 2005, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

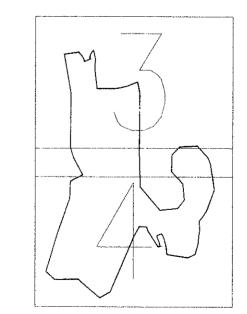
THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 HADAY OF ULU , 2005, A.D., AT 1000 D'CLOCK A .M., AND DULY RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2005 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE DAY OF ULLY, 2005, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

UTY



C FAULKNER ENGINEERING

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:	MARCH, 2005			
SURVEYOR:	PAUL C. SAUVE, JR., RPLS No.2518			
TECHNICIAN:	RLM			
FIELDBOOK:	SR-10C			
JOB NUMBER:	2023.005.04			
DESCRIPTION:	N/A			
DRAWING:	J:\TWC\Steiner\Ph1Sec10\acad\FinalPlat			

TAYLOR WOODROW

COMMUNITIES/
STEINER RANCH, LTD.

EINER RANCH, LI 3405 GRIMES RANCH RD. AUSTIN, TX 78732 PH: 512-266-3865 FX: 512-266-9342 STEINER RANCH
PHASE ONE
SECTION 10C

Ph1Sec10C-FP.dwg

CFE PLAT

OF 5

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
- 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. 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.
- 5. AN ADMINISTRATIVE VARIANCE FROM LDC SECTION 25-8-341 & 342, ALLOWING CUT/FILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., WAS GRANTED BY THE COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW ON 3/11/2003.
- 6. 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.
- 7. ALL BUILDING FOUNDATIONS ON SLOPES OF 15 % AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- 8. ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
- 9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER & WASTEWATER SYSTEMS

10. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

- 11. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WOLD NO. 17 PLANS AND SPECIFICATIONS.
- 12. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 13. SIDEWALKS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

UNIVERSITY CLUB DR. - WEST SIDE (EAGLES GLEN DR. TO HAWKS CANYON PASS), EAST SIDE (GRANITE BAY PLACE TO END)
GRANITE BAY PLACE - NORTH SIDE AND EAST SIDE
HAWKS CANYON PASS - SOUTH SIDE
HAWKS CANYON CIRCLE - FRONT OF LOTS 358-365, 371, 372, 378-384, BLOCK A
IRON HORSE COVE - EAST SIDE
RANCHVIEW COURT - SOUTH SIDE
BRISTLEWOOD COVE - WEST SIDE

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

14. 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., 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, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. , IN TOFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

15. 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. 011025-49.

- 16. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- 17. 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. 011025-49.
- 18. GREENBELT RESTRICTIONS

THE FOLLOWING LOTS ARE RESERVED AS GREENBELT AND DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION FOR PHASE ONE SECTION 10C OR SUCCESSOR IN TITLE.

BLOCK A, LOTS 226, 244, 251, 259, 279C, 356, 357, 390A & 404.

RED OAK VALLEY LANE - SOUTH AND EAST SIDES

RED OAK VALLEY COURT - WEST SIDE

BLOCK C, LOT 10 BLOCK E, LOT 6

A PORTION OF LOTS 259 AND 404, BLOCK A ARE RESERVED AS A LIFT STATION/WASTE WATER EASEMENT TO BE MAINTAINED BY WCID #17.

19. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR TO THE INSCRIBED OUTER CIRCLE OF A TRAFFIC CIRCLE.

20. 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.

21. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPT. 17, 2002, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

22. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT 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.

23. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUŞTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

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

25. EXCEPT FOR CEF'S DESCRIBED IN THE DEVELOPER AGREEMENT TO NEED 50-FOOT SETBACK, ALL CEF'S SHALL HAVE A 150-SETBACK, WHERE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

26. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS, AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.

GENERAL NOTES: CONTINUED

27. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 0111025-49, 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.

28. THIS SUBDIVISION IS A PORTION OF THE "GOLF COURSE 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.

29. MULTI-USE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE USE AND BENEFIT OF THE OWNER OF THE GOLF COURSE LOTS AS SHOWN HEREON, AND ARE NOT PUBLIC UTILITY EASEMENTS, UNLESS SPECIFICALLY DESIGNATED.

30, 15' DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.

31. ALL STREETS SHOWN HEREON ARE DESIGNATED AS A PRIVATE STREET. THESE PRIVATE STREETS ARE CONTAINED WITHIN LOT 3, BLOCK F, WHICH IS DEDICATED AS A PUE AND DE, AND WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE PROVISIONS OF ORDINANCE #0111025-49.

32. PER SECTION III AND EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 14.86 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

33. PER SECTION VI & EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 117 SEWER GENERATING UNITS AND 117 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. ADDITIONAL ALLOCATIONS FOR THE NON-SINGLE FAMILY RESIDENTIAL DEVELOPMENT AREAS WILL BE ACCOMPLISHED AT THE SITE PLAN APPROVAL STAGE.

34. ALL FLAG LOTS HAVE 15' OF FRONTAGE AT THE STREET.

35. NO PARKING ZONES, FIRE LANES AND TOW-AWAY ZONES SHALL BE PROVIDED ON BOTH SIDES OF STREET WITHIN A TRAFFIC CIRCLE AND WITHIN 20' PAST THE END OF TRAFFIC CIRCLE. SPLITTER ISLANDS ON APPROACH ROADWAYS.

37. BENCH MARK LIST

CB-SR-10C-1 ELEVATION 773.21

" UT IN BACK OF CURB OF SECOND ISLAND 120' +/- SOUTH OF CENTERLINE OF LANDSCAPE CIRCLE AT INTERSECTION OF UNIVERSITY CLUB DRIVE AND EAGLES GLEN DRIVE.

CB-SR-10C-2

TOP OF PLASTIC CAP ON 5/8-INCH IRON SET IN CONCRETE AT SOUTH CORNER OF LOT 357 BLOCK A, IN THE WEST RICH OF-WAY OF UNIVERSITY CLUB DRIVE AT RED OAK VALLEY LANE.

LINEAR FOOTAGE OF STREETS	L.F.	ROW WIDTH
UNIVERSITY CLUB DRIVE	2056	60'
GRANITE BAY PLACE	1099	100'
HAWKS CANYON PASS	169	50'
HAWKS CANYON CIRCLE	1658	50'
IRON HORSE CV.	173	50'
RANCHVIEW CT.	189	50'
BRISTLEWOOD CV.	126	50'
RED OAK VALLEY LN.	860	50'
RED OAK VALLEY CT.	238	50'
TOTAL LINEAR FOOTAGE OF S	TREETS	6568
TOTAL ACRES 48.16 ACRES		
LOT SUMMARY		
SINGLE FAMILY RESIDENTIAL GREENBELT/DRAINAGE PRIVATE STREET TOTAL NUMBER OF LOTS		117 11 1 129
TOTAL NUMBER OF BLOCKS	3	

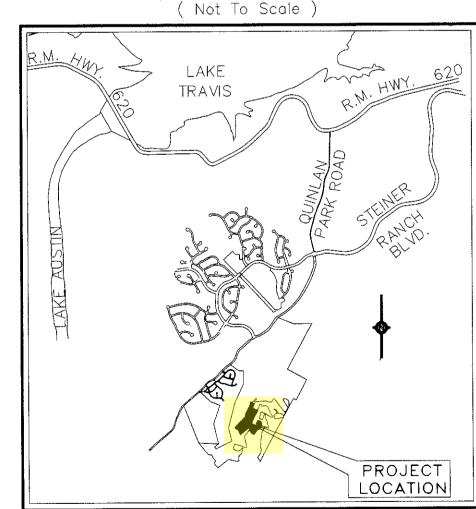
OWNER TWC/STEINER RANCH, L.L.C 3405 GRIMES RANCH ROAD AUSTIN, TEXAS 78732 PHONE: (512)266-3865 FAX: (512)266-9342

SURVEYOR
C FAULKNER ENGINEERING, L.P.
400 BOWIE STREET, STE 250
AUSTIN, TEXAS 78703
PHONE: (512)495-9470
FAX: (512)495-9473

ENGINEER
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVES RD., SUITE 202
AUSTIN, TEXAS 78746
PHONE: (512) 327-2946
FAX: (512) 327-2973

\ss:	umed	Imperviou	ıs (over	Per Res	ide	ntial L	ot.	Size			
	Size				0.132 a		0	X	2	,000	0.000	Acres
ot	Size	0.132	ac	to	0.230	ac	16	X	2	500	0.918	Acres
.ot	Size	0.230	ac	to	0.281	ac	42	Χ	3,	,000	2.893	Acres
ot	Size	0.281	ac	to	0.344	ac	23	Х	3.	,500	1.848	Acres
ot	Size	0.344	ac	to	0.499	ac	35	Х	4	, 250	3.415	Acres
ot	Size	0.499	ac	to	1.000	ac	1	Χ	5.	,000	0.115	Acres
	Size		ac	to	3.000	ac	0	Х	7	,000	0.000	Acres
	Size			>	3.000	ac	0	X	10.	,000	0.000	Acres
				•	Total =		117			=	9.189	Acres

LOCATION MAP



C FAULKNER ENGINEERING

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 DATE: MARCH, 2005
SURVEYOR: PAUL C. SAUVE, JR., RPLS No.2518
TECHNICIAN: RLM
FIELDBOOK: SR-10C
JOB NUMBER: 2023.005.04
DESCRIPTION: N/A
DRAWING: J:\TWC\Steiner\Ph1Sec10\acad\FinalPlat

TRAVIS COUNTY, TEXAS

TAYLOR WOODROW

COMMUNITIES/
STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732

PH: 512-266-3865

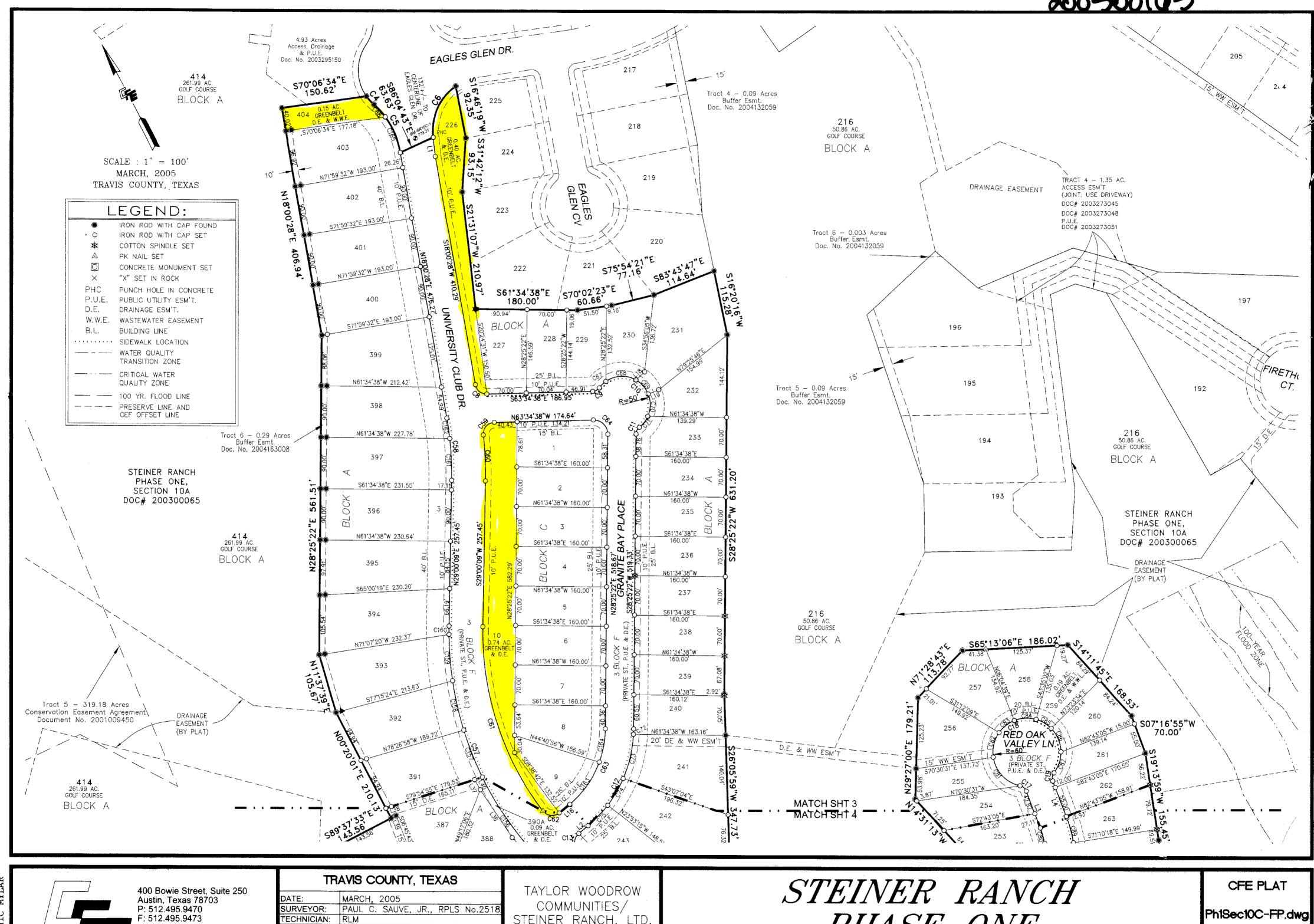
FX: 512-266-9342

STEINER RANCH
PHASE ONE
SECTION 10C

CFE PLAT

Ph1Sec10C-FP.dwg

2 OF 5



C FAULKNER **ENGINEERING**

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

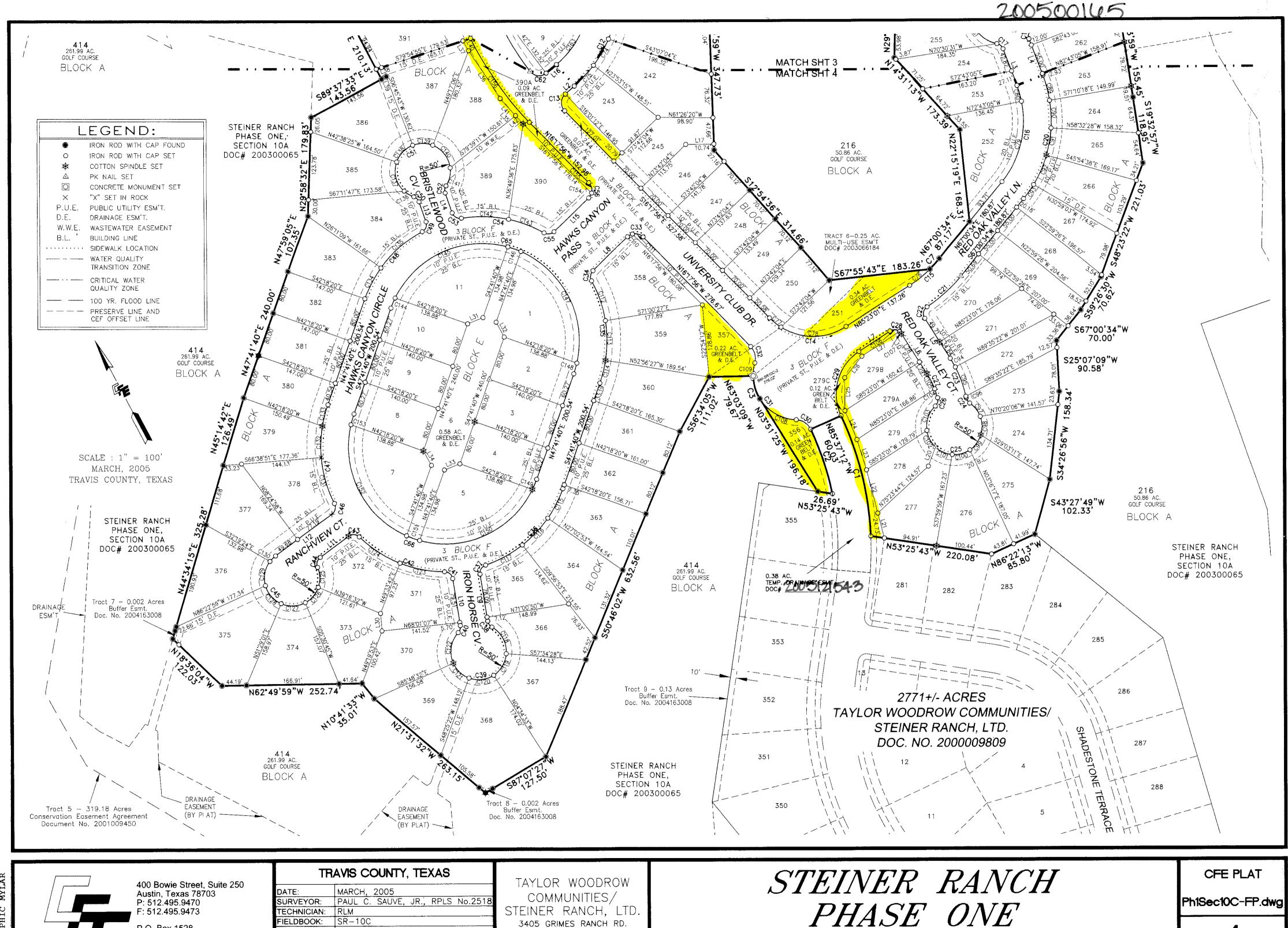
DATE:	MARCH, 2005
SURVEYOR:	PAUL C. SAUVE, JR., RPLS No.2518
TECHNICIAN:	RLM
FIELDBOOK:	SR-10C
JOB NUMBER:	2023.005.04
DESCRIPTION:	N/A
DRAWING:	J:\TWC\Steiner\Ph1Sec10\acad\FinalPlat

STEINER RANCH, LTD. 3405 GRIMES RANCH RD. AUSTIN, TX 78732 PH: 512-266-3865

FX: 512-266-9342

PHASE ONE SECTION 10C

OF 5



3405 GRIMES RANCH RD.

AUSTIN, TX 78732

PH: 512-266-3865

FX: 512-266-9342

SECTION 10C

OF 5

C FAULKNER

ENGINEERING

FIELDBOOK: SR-10C

DESCRIPTION: N/A

RAWING:

JOB NUMBER: 2023.005.04

J:\TWC\Steiner\Ph1Sec10\acad\FinalPlat

P.O. Box 1528

Austin, Texas 78767-1528

www.cfaulknerengineering.com

	LINE TABLE	
LINE	BEARING	DISTANCE
L1	S21'01'18"W	32.68'
L2	S78'00'36"W	21.29'
L3	N07"16'55"E	69.94'
L4	S0716'55"W	69.94
L5	S04'36'59"E	84.55'
L6	N04'36'59"W	84.50'
L7	S85'23'01"W	66.84
L8	S73'42'04"W	87.82'
L9	S18*59'10"W	85.21
L10	N18'59'10"E	85.21
L11	S81'35'02"W	63.62'
L12	N81'35'02"E	126.86
L13	N09'04'38"E	38.59'
L14	S09'04'38"W	38.59'
L15	N73'42'04"E	87.82'
L16	N78'00'36"E	24.39'
L17	N62'49'29"W	50.81
L18	S75"12"12"W	20.70'
L19	N84°00'14"W	20.00'
L20	.N4817'01"E	36.69'
L21	N13'31'04"E	46.69
L22	N13'31'04"E	80.61
L23	N10'41'46"E	57.02'
L24	N05'09'09"E	55.81'
L25	N27°50'22"E	59.03'
L26	N67'26'10"E	49.30'
L27	N85°23'01"E	80.98'
L28	S04°36'59"E	60.00'
L29	S04'36'59"E	24.50'
L30	N23°24'19"E	31.42'
L31	S83'42'55"E	30.00'
L32	N00°53'45"W	30.00'
L33	N83°42'55"W	30.00'
L34	S00°53'45"E	30.00'
L35	S14*26'46"E	61.27'
L36	S05'39'41"E	101.87
L37	S01'45'38"E	20.53
L38	S00°20'01"W	20.25
L39	S89*37'33"E	10.00'
L40	N79*54'55"W	14.42'
L41	S14*26'46"E	40.99
L42	S14*26'46"E	20.28

CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD		
C1	23"10'54"	555.00	224.55	N14"14'07"E	223.02		
C2	14"10'25"	495.00	122.45	S09'31'14"W	122.14		
C3	30'48'16"	80.00	43.01	S11'32'43"W	42.50'		
C4	14'19'18"	80.00'	20.00'	S14"13'55"E	19.94		
C5	39'24'02"	140.00	96.27	N01'41'33"W	94.39		
C.6	61*55'59"	95.00'	102.69	S51*59'18"W	97.76		
C7	6'29'55"	225.00	25.52'	N7015'32"E	25.51		
C8	81'35'07"	20.00	28.48'	S22'47'05"E	26.13		
C9	52*01'12"	15.00'	13.62	S89'35'15"E	13.16		
C10	195'51'06"	50.00'	170.91	N17'40'18"W	99.04		
C11	51'49'54"	15.00'	13.57	S54'20'18"W	13.11'		
C12	49'35'15"	225.00'	194.73	N5312'59"E	188.71		
C13	94"18'32"	20.00	32.92'	S30'51'20"W	29.33'		
C14	7819'04"	110.00	150.36'	S55*27'28"E	138.92		
C15	18*22'26"	225.00	72.15	N76"11'48"E	71.85		
C16	59'43'39"	175.00'	182.43	N37'08'45"E	174.28		
C17	57'46'09"	15.00'	15.12'	N21'36'09"W	14.49		
C18	295'32'17"	60.00'	309.49	N82'43'05"W	64.00'		
C19	57'46'09"	15.00'	15.12'	S36'09'59"W	14.49		
C20	59*43'39"	225.00'	234.55	N37'08'45"E	224.07		
C21	17"21'04"	275.00	83.28'	N75*41'07"E	82.96		
C22	88*58'38"	15.00	23.29'	S39'52'20"W	21.02		
C23	21'20'08"	205.00'	76.34'	N06'03'04"E	75.90'		
C24	44*59'42"	15.00'	11.78'	S05'46'43"E	11.48		
C25	283'06'19"	50.00'	247.06	S66°43'25"E	62.18		
C26	61.53,27"	15.00'	16.20'	N43'53'01"E	15.43		
C27	17'33'17"	155.00'	47.49'	N04*09'39"E	47.30'		
C28	90'00'00"	15.00'	23.56	N49'36'59"W	21.21'		
C29	82.44'21"	90.00'	129.97	S44'00'50"W	118.96		
C30	62*27'37"	30.00'	32.70	N28'47'46"W	31,11'		
C31	103'48'47"	80.00'	144.95	S08*07'11"E	125.92		
C32	60'05'08"	30.00'	31.46	N13'44'38"E	30.04		
C33	90'00'00"	20.00'	31.42	N6117'56"W	28.28'		
C34	741710"	15.00'	19.45	S36'33'29"W	18.11'		
C35	4816'46"	225.00'	189.59	N23'33'17"E	184.03'		
C36	51'41'52"	225.00'	203.02'	N73'32'36"E	196.20'		
C37	80'24'21"	15.00'	21.05'	S59"1'21"W	19.36'		
C38	52*01'12"	15.00'	13.62'	S07*01'26"E	13.16'		
C39	284'02'25"	50.00'	247.87	S71*00'50"E	61.54		
C40	52*01'12"	15.00'	13.62	N44*59'47"E	13.16'		

CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD			
C41	80'24'21"	15.00'	21.05	N2113'00"W	19.36'			
C42	43'24'35"	225.00'	170.47	S39'42'54"E	166.42			
C43	80*24'21"	15.00'	21.05'	N5812'47"W	19.36'			
C44	76'39'27"	15.00'	20.07	S43"15'19"W	18.61'			
C45	256'39'27"	50.00'	223.98'	S46'44'41"E	78.45'			
C46	80'24'21"	15.00'	21.05	N41'22'52"E	19.36'			
C47	46'30'59"	225.00'	182.67	S24'26'10"W	177.69			
C48	41*47'19"	225.00'	164.10	S68'35'20"W	160.49			
C49	80'24'21"	15.00'	21.05'	N49"16'49"E	19.36'			
C50	52'01'12"	15.00	13.62	N16'55'58"W	13.16'			
C51	284'02'25"	50.00'	247.87	N80'55'22"W	61.54			
C52	52*01'12"	15.00'	13.62'	S35'05'14"W	13.16'			
C53	80"24'21"	15.00'	21.05'	S31'07'33"E	19.36'			
C54	3918'58"	225.00'	154.39	N51'40'15"W	151.38'			
C55	74"17'10"	15.00'	19.45	S69*09'21"E	18.11			
C56	90'00'00"	20.00'	31.42'	N28'42'04"E	28.28			
C57	4518'05"	580.00'	458.58	S06'21'06"W	446.73			
C58	10*59'40"	570.00'	109.38	N23'30'19"E	109.21			
C59	94*42'51"	20.00'	33.06'	S69*03'56"W	29.42'			
C60	717'38"	630.00'	80.20'	N25'21'20"E	80.15			
C61	38*21'41"	520.00'	348.16'	S09'49'18"W	341.69			
C62	92'37'51"	20.00'	32.33'	S55'40'28"E	28.93'			
C63	49'35'15"	175.00'	151.46'	N5312'59"E	146.77			
C64	92'00'00"	25.00	40.14	N17'34'38"W	35.97			
C65	180'00'00"	175.00'	549.78	N4218'20"W	350.00			
C66	180'00'00"	175.00'	549.78	S4218'20"E	350.00			
C67	18'37'26"	50.00'	16.25	S73'42'52"W	16.18'			
C68	64"25'55"	50.00'	56.23'	N64'45'27"W	53.31			
C69	38'32'15"	50.00'	33.63'	N13"16'22"W	33.00'			
C70	45*51'44"	50.00'	40.02'	N28'55'38"E	38.96			
C71	28'23'45"	50.00'	24.78'	N66'03'22"E	24.53			
C72	2*24'18"	225.00'	9.44'	N29'37'30"E	9.44'			
C73	20"23"58"	225.00'	80.11	N41 01 39"E	79.69			
C74	13*56'05"	225.00	54.72'	N58'11'40"E	54.59'			
C75	12*50'54"	225.00	50.45'	N71'35'09"E	50.35'			
C76	11*52'31"	225.00'	46.63'	N79*26'45"E	46.55			
C77	13*53'49"	110.00'	26.68	S2314'50"E	26.61			
C78	64*25'15"	110.00'	123.68'	S62'24'22"E	117.27'			
C79	50*24'42"	175.00'	153.97	N41'48'14"E	149.05			
C80	918'58"	175.00'	28.45'	N11*56'24"E	28.42			

		CURVE	TABLE			
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD	
C81	69'58'42"	60.00'	73.28'	S15'29'52"E	68.81	
C82	43*31'02"	60.00	45.57	S41'15'00"W	44.48	
C83	33'04'08"	60.00'	34.63	S79'32'35"W	34.15	
C84	37'30'23"	60.00	39.28'	N6510'09"W	38.58	
C85	29'48'31"	60.00'	31.22'	N31'30'42"W	30.86	
C86	43*48'43"	60.00	45.88'	N05"17"55"E	44.77	
C 8 7	37*50'47"	60.00'	39.63'	N46'07'40"E	38.92	
C88	11'48'39"	140.00'	28.86'	N15'29'14"W	28.81	
C89	11*32'47"	225.00'	45.34	N13'03'18"E	45.27	
C90	12'37'50"	225.00'	49.60'	N25'08'37"E	49.50	
C91	12*37'50"	225.00'	49.60'	N37*46'27"E	49.50	
C92	14*55'35"	225.00'	58.62'	N51°33'10"E	58.45	
C93	7*59'37"	225.00'	31.39'	N63'00'46"E	31.37	
C94	5'01'37"	205.00	17.99'	N02'06'11"W	17.98	
C95	15*33'46"	205.00	55.68'	N0811'31"E	55.51	
C96	0'44'45"	205.00	2.67'	N16'20'46"E	2.67	
C97	35'20'10"	50.00	30.84	N10'36'29"W	30.35	
C98	38'32'15"	50.00'	33.63'	N2619'44"E	33.00	
C99	38*32'15"	50.00'	33.63'	N64*51'59"E	33.00	
C100	38*32'15"	50.00'	33.63'	S76'35'46"E	33.00	
C101	38'32'15"	50.00'	33.63'	S38°03'31"E	33.00	
C102	38*32'15"	50.00	33.63'	S00'28'44"W	33.00	
C103	55'04'53"	50.00'	48.07'	S4717'18"W	46.24	
C104	612'23"	155.00'	16.79	N09'50'06"E	16.78	
C105	11'20'54"	155.00'	30.70'	N01'03'28"E	30.65	
C106	70'31'44"	15.00'	18.46	N59°21'08"W	17.32	
C107	19'28'16"	15.00'	5.10'	N14'21'08"W	5.07	
C108	56'10'09"	80.00'	78.43	S31*56'30"E	75.32	
C109	16'50'21"	80.00'	23.51	S35'22'02"W	23.43	
C110	30'00'00"	20.00'	10.47	S88'42'04"W	10.35	
C111	60'00'00"	20.00'	20.94	N4617'56"W	20.00	
C112	19*34'39"	225.00'	76.88'	N091213"E	76.51	
C113	18'04'00"	225.00'	70.95'	N28'01'33"E	70.65	
C114	10*38'07"	225.00'	41.76	N42°22'36"E	41.70	
C115	15"15'27"	225.00'	59.92'	N55'19'23"E	59.74	
C116	17'06'01"	225.00'	67,15	N71'30'07"E	66.90	
C117	19*20'24"	225.00'	75.95'	N89°43'20"E	75.59	
C118	65*27'34"	50.00'	57.12'	N001815"W	54.07	
C119	52*59'55"	50.00'	46.25	N58*55'30"E	44.62	
C120	52*59'55"	50.00'	46.25	S68'04'35"E	44.62	

CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	СВ	CHORD			
C121	45'46'06"	50.00'	39.94'	S18'41'35"E	38.89			
C122	66'48'55"	50.00'	58.31'	S37'35'55"W	55.06'			
C123	20'58'53"	225.00'	82.39	S50'55'44"E	81.93'			
C124	22'25'41"	225.00'	88.08	S2913'27"E	87.51			
C125	42'41'41"	50.00'	37.26'	N2616'25"E	36.40			
C126	4217'10"	50.00'	36.90'	N68'45'51"E	36.07			
C127	51'34'35"	50.00'	45.01	S64'18'17"E	43.50			
C128	50'49'37"	50.00'	44.35	S13'06'11"E	42.91			
C129	5310'36"	50.00'	46.41'	S38'53'56"W	44.76			
C130	16'05'48"	50.00'	14.05	S73'32'08"W	14.00			
C131	2210'28"	225.00	87.08	S12"15"55"W	86.54			
C132	14'14'20"	225.00'	55.92'	S30'28'19"W	55.77			
C133	10'06'11"	225.00'	39.67	S42'38'34"W	39.62			
C134	16'07'11"	225.00	63.30'	S55'45'15"W	63.09			
C135	25'40'09"	225.00'	100.80	S76'38'55"W	99.96			
C136	23'26'05"	50.00'	20.45	S31"13'32"E	20.31			
C137	60'06'10"	50.00'	52.45	S10'32'35"W	50.08			
C138	5610'03"	50.00'	49.02	S68'40'42"W	47.08			
C139	42'31'23"	50.00'	37.11'	N61'58'35"W	36.26			
C140	76'38'54"	50.00'	66.89'	N02'23'27"W	62.01			
C141	25*09'51"	50.00'	21.96'	N48'30'55"E	21.78'			
C142	21'47'43"	225.00	85.59'	N60'25'52"W	85.07			
C143	17'31'15"	225.00'	68.80'	N40'46'23"W	68.54			
C144	6*28'30"	175.00	19.78	S50'55'55"W	19.77'			
C145	79*25'44"	175.00	242.60	N86'06'58"W	223.64			
C146	811'32"	175.00'	25.02	N4218'20"W	25.00			
C147	79'25'44"	175.00'	242.60	N01'30'18"E	223.64			
C148	6*28'30"	175.00'	19.78'	N44 27 25 E	19.77			
C149	6*28'30"	175.00'	19.78	N50*55'55"E	19.77'			
C150	79'25'44"	175.00'	242.60	S86'06'58"E	223.64			
C151	811'32"	175.00'	25.02'	S42'18'20"E	25.00'			
C152	79'25'44"	175.00'	242.60'	S01'30'18"W	223.64			
C153	6*28'30"	175.00	19.78	S44'27'25"W	19.77			
C154	30.00,00	20.00'	10.47'	N58'42'04"E	10.35			
C155	60.00,00	20.00'	20.94	N13'42'04"E	20.00			
C156	18'08'58"	580.00'	183.72	S07'13'27"E	182.96			
C157	8'47'31"	580.00'		S06'14'47"W	88.91			
C158	8'47'07"	580.00'	88.93'	S15'02'06"W	88.84			
C159	8.08,00,	580.00'	82.33'	S23'29'40"W	82.26			
C160	1*26'29"	580.00'	14.59'	S2816'54"W	14.59			
C161	7'20'33"	570.00	73.05'	N2519'52"E	73.00'			
C162	3'39'07"	570.00'	36.33'	N19'50'02"E	36.33			
C163	29.57'28"	175.00'	91.50'	N63'01'52"E	90.46			
C164	19'37'47"	175.00	59.96'	N3814'15"E	59.66			
C165	27'35'23"	140.00	67.41	N0412'47"E	66.76			



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: MARCH, 2005

SURVEYOR: PAUL C. SAUVE, JR., RPLS No.2518

TECHNICIAN: RLM

FIELDBOOK: SR-10C

JOB NUMBER: 2023.005.04

DESCRIPTION: N/A

DRAWING: J:\TWC\Steiner\Ph1Sec10\acad\FinalPlat

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 10C

CFE PLAT
Ph1Sec10C-FP.dwg



TRV 5 PGS

201100206



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

Dec 29, 2011 10:13 AM

201100206

MITCHELLM: \$146.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

(Not To Scale)

LAKE
TRAVIS

OF STATE OF STATE

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.

THE SUBDVISION'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.

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

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, EXCHANGE PLASEK, VISE PRESIDENT, BEING THE OWNER OF 15.17 ACRES OF LAND OUT OF THE W. B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666, 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. 2000009808 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. 2000009809 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 RECORDED IN DOCUMENT NO. 200700003 OF THE OFFICIAL PUBLIC RECORDS OF 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

RESUBDINGOD "STEINER RANCH PHASE ONE, SECTION 10D, RESUBIVISION 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 OWNER(S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2007002909, 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: TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

ADIB KHOURY, VICE PRESIDENT TWC/STEINER RANCH, L.L.C. 805 LAS CIMAS PARKWAY, SUITE 350

AUSTIN, TEXAS FAX: (512)328-7988

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, LLC, 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

POLLY J. HAGERTY My Commission Expires October 03, 2013

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE 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 PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1999, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10/27/11 DATE

STEPHEN R. DELGADO, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99342 STATE OF TEXAS TEXAS ENGINEERING SOLUTIONS



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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 151 DAY OF November, 2011.

BAKER, CHAIRPERSON

GREG GUERNSEY, DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF NOVEMBY, 201, A.D.

GREGORY BOURGEOIS, 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 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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH 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.

THE STATE OF TEXAS: COUNTY OF TRAVIS:

COUNTY, TEXAS.

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20 DAY OF Lecomber, 2011, 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 AND DAY OF Lecender, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 291 DAY OF DELEMBER, 2011, AT 10: 10 CLOCK A.M., AND DULY RECORDED ON THE 251 DAY OF DECEMBER , 2011, A.D., AT O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 20100206 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK. TRAVIS COUNTY, TEXAS

DEPUTY

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 PLAT 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 15th DAY OF JUNE

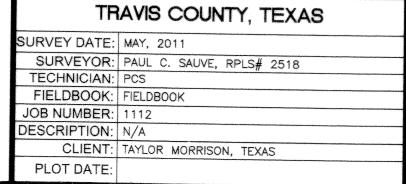
REGISTERED PROFESSIONAL NO. 2518 - STATE OF TEXAS AUSTIN SPATIAL TECHNOLOGIES, LLC PAUL C. SAUVE, JR 2518

TEXAS ENGINEERING SOLUTIONS



5000 BEE CAVES ROAD SUITE 206
AUSTIN, TEXAS 78746
O: 512-904-0509
F: 512-904-0509
TBPE NO. 11206





STEINER RANCH PHASE ONE, SECTION 10D

RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

SHEET 2 OF

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. 15' DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.
- 4. 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.
- 5. AN ADMINISTRATIVE VARIANCE FROM LDC SECTION 30-5-341 & 342, ALLOWING CUT/FILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., WAS GRANTED BY THE COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW.
- 6. 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.
- 7. ALL BUILDING FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- 8. ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS
- 9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER & WASTEWATER SYSTEMS. WATER AND WASTEWATER SERVICE IS PROVIDED BY TRAVIS
- 10. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
- 11. 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 WCID #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.
- 12. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 13. 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.

- 14. 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.
- 15. 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. 011025-49.
- 16. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- 17. 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. 011025-49.
- 18. GREENBELT RESTRICTIONS

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

BLOCK A. LOT 1 BLOCK D, LOT 19

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 III OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT; AND 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. 2007002908, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

- 19. 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
- 20. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPT. 17, 2002, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.
- 21. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT 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.
- 22. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS 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. 011025-49, 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 "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 III AND EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 15.63 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

27. PER 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 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. 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

" " 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.

ELEVATION 763.37

" 🗆 " CUT IN BACK OF CURB OF TRIANGLE ISLAND 110' +/- SOUTH OF CENTERLINE OF LANDSCAPE CIRCLE AT INTERSECTION OF UNIVERSITY CLUB DRIVE AT RED OAK VALLEY LANE.

29. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), STEINER RANCH PHASE 1, SECTION 10-D, 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 METERS, AND THIER RESPECTIVE PRIVATE WATER AND SEWER SERVICES LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

LI	NE DATA	TABLE
NUM	BEARING	DISTANCE
L1	S34'45'59"W	93.04'
L2	S23'30'59"W	37.63'
L3	S1'00'59"W	37.82'
L4	S10*16'28"E	52.50'
L5	S2*18'40"W	58.45
L6	N1°00'59"E	33.36'
L7	N23'30'59"E	33.17
L8	N34°45′59"E	121.63
L9	N69'38'28"E	11.67
L10	S88*53'58"E	37.75
L11	N20'21'32"W	15.00'
L12	N20'21'32"W	15.00'
L13	N20'21'32"W	15.00'
L14	S40°11'45"W	15.04'
L15	N44'39'19"E	30.73
L17	N10'16'28"W	52.26'

CURVE DATA TABLE ARC RADIUS BEARING DISTANCE

C1 86'10'39"

C2 75'35'44"

815'08"

9'58'34"

PROJECT

LOCATION

15.00' N49*02'35"W 20.49'

560.74' 425.00' N31*50'36"E 520.94'

LOCATION MAP

Not To Scale

LAKE

TRAVIS

	V2.	7000	000.71	120.00	1401 00 00 2	J20.07
	C3	75*35'44"	626.71	475.00'	N31*50'36"E	582.23'
	C4	255'34'46"	267.64	60.00'	S46*15'21"W	94.83'
	C5	21*27'34"	177.91	475.00'	N80'22'15"E	176.87
	C6	14'20'28"	56.32'	225.00'	S83*55'48"W	56.17
	C7	61'06'50"	16.00'	15.00'	S4612'08"W	15.25'
	C8	303*51'02"	371.22'	70.00'	S12*25'46"E	65.89
	C9	14'07'03"	67.76	275.00'	S84*02'30"W	67.59
	C10	21'27'34"	159.18'	425.00'	N80'22'15"E	158.25'
	C11	14'49'38"	109.98'	425.00'	N29'07'44 E	109.68
	C12	14'49'38"	109.98	425.00'	N14'18'06"E	109.68
	C13	12'50'33"	95.26	425.00'	N0'28'00"E	95.06'
	C14	154'48'26"	162.11	60.00'	S4*07'49"E	117.11
	C15	14*21'41"	15.04	60.00'	N19*42'56"W	15.00'
	C16	19 ' 43'32"	20.66'	60.00'	N36*45'33"W	20.55
	C17	15*53'51"	16.65'	60.00'	N54*34'14"W	16.59
	C18	14'35'16"	15.28'	60.00'	N69*48'48"W	15.24
	C19	14'24'16"	15.08'	60.00'	N84*18'34"W	15.04'
	C20	1512'53"	15.93'	60.00'	S80*52'51"W	15.89'
	C21	90'00'00"	23.56'	15.00'	S65'21'32"E	21.21'
	C22	90'00'00"	23.56'	15.00'	N24'38'28"E	21.21
	C23	28'44'16"	240.75	480.00'	S5'59'24"E	238.24
	C24	28*44'16"	210.66	420.00'	S5*59'24"E	208.46
	C25	1"14'20"	20.97	970.00'	N7*45'34"E	20.97
	C26	13'36'35"	100.95	425.00'	N76°26'46"E	100.72
	C27	7*50'59"	58.23'	425.00'	N87'10'32"E	58.18'
	C28	5'04'17"	24.34	275.00'	S88*33'53"W	24.33'
	C29	48*38'51"	59.43'	70.00'	S8'09'17"E	57.66
	C30	47*56'35"	58.57	70.00'	S40'08'26"W	56.88
-	C31	62*30'46"	16.37	15.00'	S71 ' 45'38"E	15.57
	C32	5*54'35"	28.36'	275.00'	S79*56'17"W	28.35'
-	C33	3*08'11"	15.05	275.00'	S84°27'39"W	15.05'
-	C34	41*50'59"	51.13'	70.00'	S85*02'12"W	50.00'
-	C35	33'32'04"	40.97'	70.00'	N57°16'17"W	40.39'
-	C36	9"16'12"	76.85	475.00'	N5'30'19"E	76.77
-	C37	9"16'12"	76.85	475.00'	N14*46'31"E	76.77
-	C38	6 * 49'29"	56.58	475.00'	N2'32'31"W	56.55
-	C39	6*34'50"	6.89'	60.00'	N9"14'41"W	6.89'
Melinomian	C40	10*35'53"	11.10'	60.00'	S86*49'58"E	11.08'
-	C41	131'52'34"	161.12'	70.00'	N81°35'00"E	127.83
-	C42	9*47'59"	106.97	625.39	N5'34'15"E	106.84

Assumed Impervious Cover Per Residential Lot Size

Lot	Size			<	0.132	ac	0	X	2,000	0.000	Acres
Lot	Size	0.132	ac	to	0.230	ac	0	X	2,500	0.000	Acres
Lot	Size	0.230	ac	to	0.281	ac	2	X	3,000	0.138	Acres
Lot :	Size	0.281	ac	to	0.344	ac	11	X	3,500	0.884	Acres
Lot !	Size	0.344	ac	to	0.499	ac	10	X	4,250	0.976	Acres
Lot :	Size	0.499	ac	to	1.000	ac	10	X	5,000	1.488	Acres
Lot :	Size	1.000	ac	to	3.000	ac	0	X	7,000	0.000	Acres
Lot :	Size			>	3.000	ac	0	Χ	10.000	0.000	Acres
				1	Total =	=	33		-	3.486	Acres

TOTAL ACRES **15.17 ACRES**

LOT SUMMARY

SINGLE FAMILY RESIDENTIAL GREENBELT/DRAINAGE TOTAL NUMBER OF LOTS

TOTAL NUMBER OF BLOCKS

APPLICABLE RESTRICTIVE COVENANTS:

DOC. NO. 2007002908.

OWNER TWC/STEINER RANCH, L.L.C. 805 LAS CIMAS PARKWAY, SUITE 350

AUSTIN, TEXAS PHONE: (512)328-8866 FAX: (512)328-7988

SURVEYOR AUSTIN SPATIAL TECHNOLOGIES, LLC 11209 CHERISSE DRIVE AUSTIN, TEXAS 78739 PHONE: (512)394-0264

ENGINEER TEXAS ENGINEERING SOLUTIONS 5000 BEE CAVES ROAD, STE 206 AUSTIN, TEXAS 78746 PHONE: (512)904-0505 FAX: (512)904-0509

TEXAS ENGINEERING SOLUTIONS



5000 BEE CAVES ROAD SUITE 206 AUSTIN, TEXAS 78746 O: 512-904-0509 F: 512-904-0509 TBPE NO. 11206

AUSTIN SPATIAL TECHNOLOGIES, LLC

TRAVIS COUNTY, TEXAS SURVEY DATE: MAY, 2011 SURVEYOR: PAUL C. SAUVE, RPLS# 2518 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

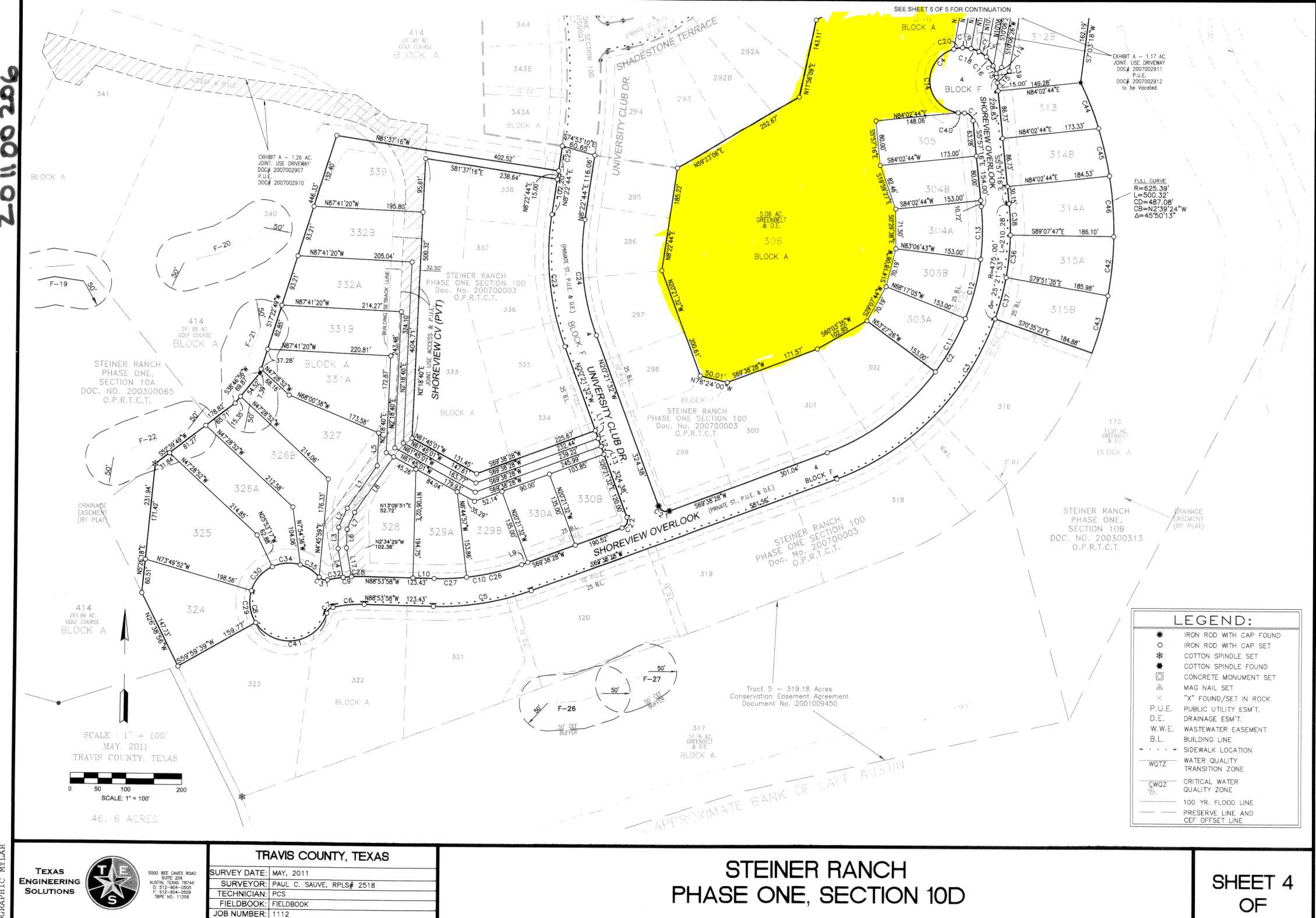
SHEET 3 OF

90.00

625.39' N15*21'58"E 625.39' N21*26'57"W

87.52' 625.39' N1318'51"W

108.89' 625.39' N4'19'02"W



RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

PHOTOGRAPHIC MYLAR

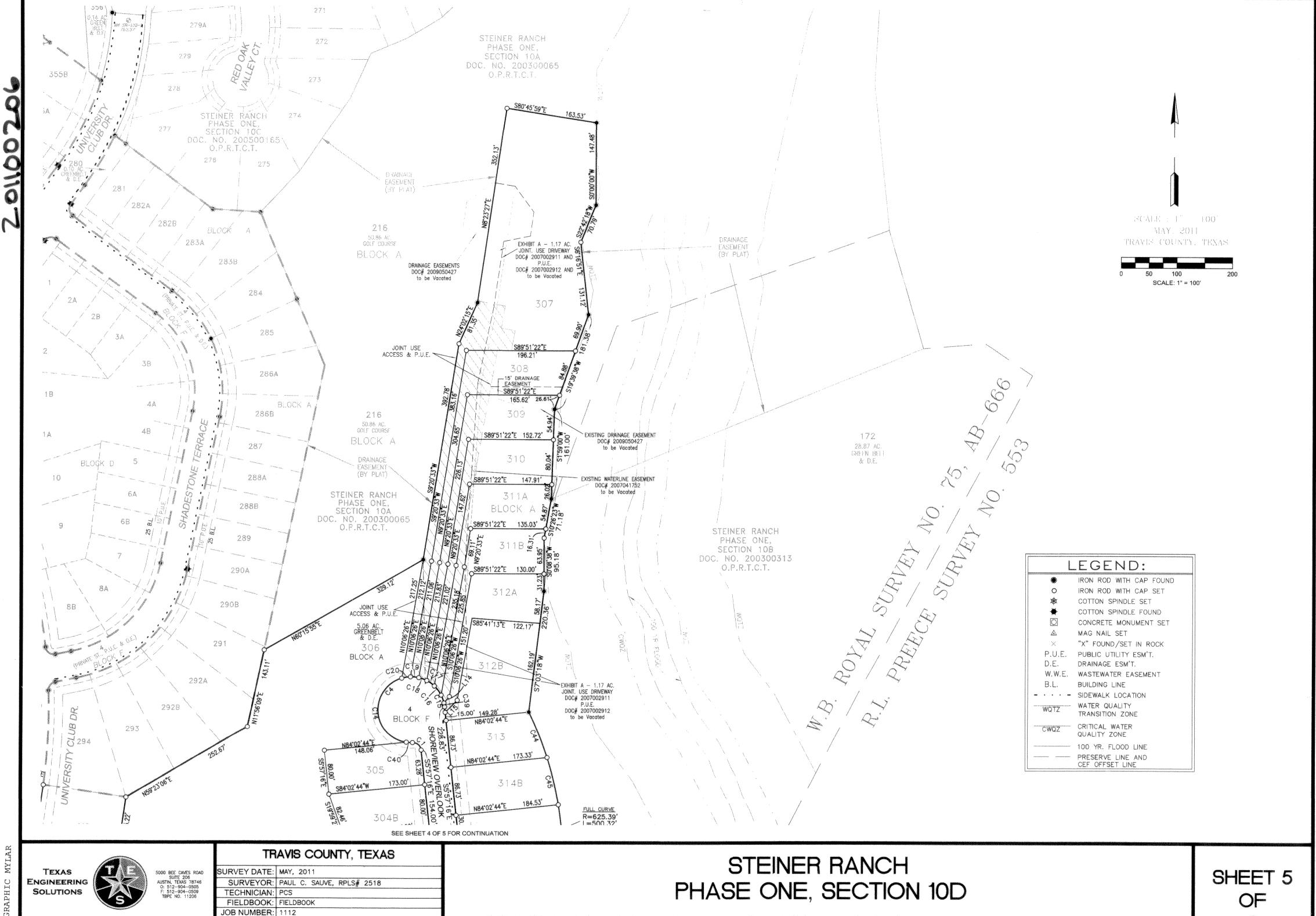
DESCRIPTION: N/A

PLOT DATE:

CLIENT: TAYLOR MORRISON, TEXAS

USTIN SPATIAL TECHNOLOGIES, LLC

n.com PH: 512-384-0284 1208 CHERISSE DR. AUSTIN, TX 78738



RESUBDIVISION OF LOTS 303-315, LOTS 324-339, BLOCK A AND LOT 4, BLOCK F

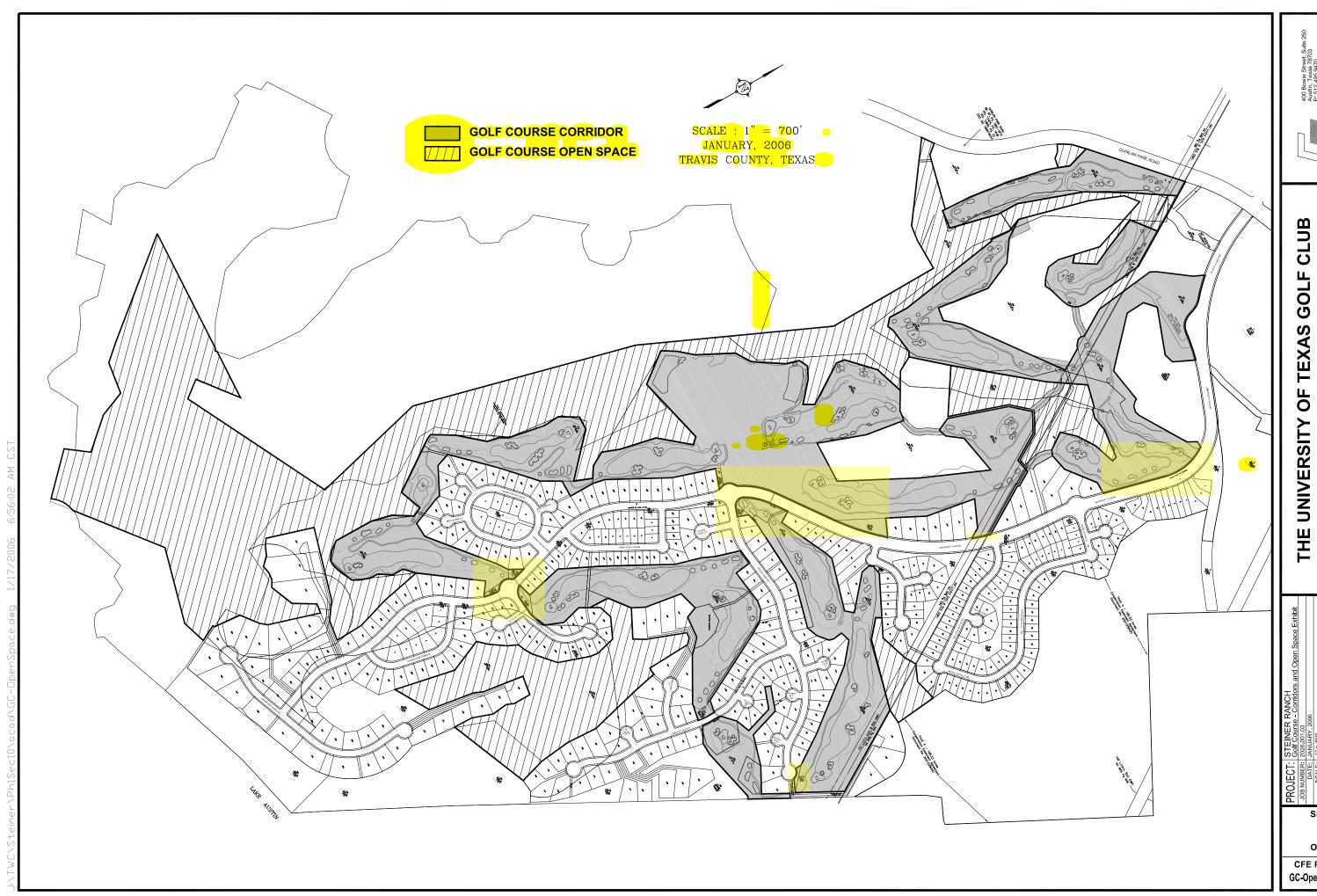
DESCRIPTION: N/A

PLOT DATE:

CLIENT: TAYLOR MORRISON, TEXAS

AUSTIN SPATIAL TECHNOLOGIES, LLC

min.com PH: 512-394-028 11208 CHERISSE DR. AUSTIN, TX 76736



THE UNIVERSITY OF TEXAS GOLF CLUB GOLF COURSE CORRIDORS AND OPEN SPACE AREAS

SHEET 1 OF 1

CFE PLAT NO. GC-OpenSpace.dwg 01-Steiner-vfw



EASE 6 PGS



ACCESS EASEMENT AND PRIVATE STREET PAYMENT AGREEMENT

[UNIVERSITY CLUB DRIVE, EAGLES GLEN DRIVE, AND LAKECLIFF HILLS LANE]

THE STATE OF TEXAS

§ §

COUNTY OF TRAVIS

8

This Access Easement Agreement (this "Agreement") is made by and between TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., a Texas limited partnership ("Grantor"), and THE UNIVERSITY OF TEXAS GOLF CLUB, LTD., a Texas limited partnership ("Grantee"), and is as follows:

RECITALS

- A. Grantor is the owner of (i) Lot 1, Block F, Steiner Ranch Phase One, Section 10A, a subdivision located in Travis County, Texas, according to the map or plat thereof recorded as Document No. 200300065, Official Public Records of Travis County, Texas ("Lot 1, Block F"), a portion of which is commonly known as University Club Drive, a private thoroughfare; and (ii) Lot 2, Block F, Steiner Ranch Phase One, Section 10B, a subdivision located in Travis County, Texas, according to the map or plat thereof recorded as Document No. 200300313, Official Public Records of Travis County, Texas ("Lot 2, Block F"), a portion of which is commonly know as University Club Drive, Eagles Glen Drive, and Lakecliff Hills Lane, all private thoroughfares.
- B. Grantee is the owner of Lots 94, 160, 216, 414, and 424, Block A, Steiner Ranch Phase One, Section 10A, a subdivision in Travis County, Texas according to the map or plat thereof recorded as Document No. 200300065, Official Public Records of Travis County, Texas (the "Golf Course").
- C. Grantee has requested, and Grantor has agreed to convey, an easement upon, over, through, and across a portion of Lot 1, Block F and Lot 2, Block F for the purposes and on the conditions set forth herein.

AGREEMENT

NOW, THEREFORE, for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Grantor and Grantee agree as follows:

- 1. Grant of Easement. Grantor hereby grants, sells, and conveys unto Grantee an easement and right-of-way (the "Easement") upon, over, through, and across the portion of Lot I, Block F commonly known as University Club Drive and the portion of Lot 2, Block F commonly known as University Club Drive, Eagles Glen Drive, and Lakecliff Hills Lane (the "Easement Tract"), TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns, together with the rights and privileges and subject to the terms and conditions set forth in this Agreement.
- 2. <u>Purpose of Easement</u>. The Easement, rights, and privileges herein granted shall be used only for the purpose of vehicular and pedestrian ingress and egress over and across the Easement Tract to and from the Golf Course by the owner of the Golf Course (the "Owner"), and such Owner's licensees, employees, agents, invitees, and guests; <u>provided</u>, <u>however</u>, that neither Grantee nor any Owner may construct or install, or permit or cause any third party to construct or install, any curb cuts or related improvements along, on, or to the Easement Tract without Grantor's prior written consent.

- 2. <u>Character of Easement</u>. The Easement is appurtenant to the Golf Course.
- 3. <u>Duration of Easement</u>. The Easements, rights, and privileges granted hereunder shall be perpetual.
- 4. Exclusiveness of Easement. The Easement, rights, and privileges herein granted are non-exclusive and Grantor shall have the right to enter upon and use the Easement Tract for any purpose; provided, however, Grantor shall not: (a) use the Easement Tract in any other manner or grant any easement on or across the Easement Tract that interferes in any material way, or is inconsistent with, the Easements, rights, and privileges granted hereunder or the terms and conditions hereof; or (b) construct or permit to be constructed a building on any portion of the Easement Tract.
- Annual Fee; Assessment Lien and Foreclosure. In consideration of the easement granted hereunder, Grantee shall pay an annual easement fee (the "Annual Fee") which may be used by Grantor to discharge the costs and expenses incurred by Grantor to maintain the Easement Tract, including, without limitation, roadway maintenance expenses, landscaping expenses, maintenance expenses incurred in connection with security gates, guard houses, and other appurtenant features, security guard expenses, and other similar or related expenses. The first Annual Fee will equal \$5,760 and is due and payable on or before January 31, 2005. Thereafter, the Annual Fee will be due and payable in full on or before January 31st of each subsequent year and will be increased annually by a percentage amount equal to the percentage of increase, if any, in the cost of living index at the commencement of the calendar year for which the payment is being made, over and above the cost of living index on January 1, 2005. For purposes hereof, increases in the cost of living index shall be measured by the U.S. Department of Labor Consumer Price Index for all Urban Consumers, U.S. City Average, all items figure 1982-1984 = 100, as published by the Bureau of Labor Statistics of the United States Department of Labor. The figures for purposes of calculating increases in the Annual Fee shall be the last figures published prior to the applicable measurement dates. For example, at the time of the first adjustment hereunder (which will be made in connection with the 2006 Annual Fee), the base figure will be the last figure published prior to January 1, 2005, and the increase amount, if any, will be determined based on the last figure published prior to January 1, 2006. If any of the following events occur, the Bureau of Labor Statistics shall be requested to furnish a new index comparable to the Consumer Price Index for all Urban Consumers together with information that will make possible the conversion to a new index in computing any increases hereunder, to-wit: (a) if the Bureau of Labor Statistics or any successor agency of the United States ceases to use the 1982-1984 average of 100 as the basis of calculation, or (b) if a substantial change is made in the number or character of "market basket" items used in determining the Consumer Price Index for all Urban Consumers, or (c) if the Consumer Price Index for all Urban Consumers shall be discontinued for any reason. If for any reason the Bureau of Labor Statistics does not furnish such an index and such information, Grantor and Grantee shall thereafter accept and use such other index or comparable statistics on the cost of living for Travis County, Texas, as shall be computed and published by an agency of the United States or by a responsible financial periodical of recognized authority to be selected by Grantor and Grantee. The Annual Fee will be in addition to (and will not be applied in reduction of) any assessments payable by Grantee to Steiner Ranch Commercial Community, Inc.

Any Annual Fee that remains unpaid 60 days after the date such Annual Fee is due shall be deemed delinquent. A delinquent Annual Fee shall accrue interest at a rate of 12.0% per annum. A delinquent Annual Fee (together with interest and the cost of collection, including attorney's fees as provided for herein) shall become a continuing lien and charge on the Golf Course, which shall bind such property in the hands of the Owner, and such Owner's heirs, devisees, personal representatives, successors, or assigns. The lien shall be superior to all other liens and charges against the Golf Course, except for only tax liens and all sums unpaid on a first mortgage lien of record, securing in either instance

sums borrowed for the improvement or development of all or any portion of the Golf Course. To evidence the lien, Grantor may prepare a written notice of lien setting forth the amount of the unpaid indebtedness, the name of the Owner of the property covered by such lien, and a description of the property. Such notice shall be signed by an authorized representative of Grantor, and shall be recorded in the office of the County Clerk of Travis County, Texas. Such lien for payment of the assessment shall attach with the priority set forth above from the date that such payment becomes delinquent and may be enforced by the foreclosure on the defaulting Owner's property by Grantor in like manner as a mortgage on real property. Subsequent to the recording of a notice of assessment lien as provided above, Grantor may institute a suit against the Owner personally obligated to pay the assessment and/or for the foreclosure of the aforesaid lien judicially. In any foreclosure proceeding, whether judicial or non-judicial, the Owner shall be required to pay the costs, expenses, and reasonable attorney's fees incurred. Grantor shall have the power to bid on the property at foreclosure or other legal sale and to acquire, hold, lease, mortgage, convey, or otherwise deal with the same. Upon receipt of a written request of any mortgagee, Grantor shall report to said mortgagee any delinquent Annual Fee.

6. Notice. Any notice, communication, request, reply, or advice (severally and collectively referred to as "Notice") in this Agreement provided or permitted to be given, made or accepted by either party to the other must be in writing. Notice may, unless otherwise provided herein, be given or served: (a) by depositing the same in the United States Mail, postage paid, certified, and addressed to the party to be notified with return receipt requested; or (b) by delivering the same to such party, or an agent of such party. Notice deposited in the mail in the manner described above shall be effective from and after the expiration of three days after such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties shall, until changed as provided below, be as follows:

Grantor

Taylor Woodrow Communities/Steiner Ranch, Ltd.

3405 Grimes Ranch Road Austin, Texas 78732 Fax: (512) 266-9342 Attn: James D. Plasek

Grantee

The University of Texas Golf Club, Ltd.

2200 University Club Drive

Austin, Texas 78732 Fax: (512) 266-6251 Attn: Steve Termeer

The parties hereto shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by at least five days written notice to the other party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

- 7. <u>Assignment</u>. The rights and obligations of Grantor may be assigned in writing by Grantor to the Steiner Ranch Master Association or any Development Area Association as such term is defined in that certain <u>Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended.</u>
- 8. Entire Agreement. This Agreement contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or

modification concerning this Agreement shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

- 9. <u>No Waiver</u>. Except for a written waiver signed by the party to be charged, any action or inaction by a party with respect to any provision of this Agreement, including, but not limited to, a party's failure to enforce any provision of this Agreement, shall not constitute a waiver of that provision or any other provision of this Agreement. Any waiver by a party of any provision of this Agreement shall not constitute a waiver of any other provision of this Agreement.
- 10. <u>Indemnification</u>. Each party hereby agrees to protect, indemnify, and hold harmless the other party from and against any and all losses, costs (including without limitation, the cost of litigation and attorney's fees), claims, causes of action, damages, and liabilities that are attributable to the breach by the indemnifying party of any of the provisions of this Agreement.
- 11. Attorney's Fees. Any party to this Agreement who is the prevailing party in any legal proceeding against any other party brought under or in connection with this Agreement or the subject matter hereof shall be additionally entitled to recover court costs and reasonable attorney's fees, and all other litigation expenses, including deposition costs, travel, and expert witness fees, from the non-prevailing party.
- 12. <u>Binding Effect</u>. This Agreement shall bind and inure to the benefit of the respective parties hereto, their legal representatives, successors, and assigns.
- 13. <u>Headings</u>. Any section headings in this Agreement are for reference only and shall not modify or affect the interpretation of this Agreement in any manner whatsoever.
 - 14. Time of the Essence. Time is of the essence of this Agreement.

[signature page follows]

5 IN WITNESS WHEREOF, this Agreement is executed this 6th day of January, 2004 (the "Effective Date").

GRANTOR:

TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., a Texas limited partnership

By: TWC/STEINER RANCH, LLC, a Texas limited liability company, its General Partner

By: James D. Plasek, Vice President

GRANTEE:

THE UNIVERSITY OF TEXAS GOLF CLUB, LTD., a Texas limited partnership

By: STEINER RANCH GOLF CLUB GP, LLC, a Texas limited liability company, Its General Partner

By: TAYLOR WOODROW
COMMUNITIES/STEINER RANCH, LTD., a
Texas limited partnership, Its Sole Manager

By: TWC/STEINER RANCH, LLC, a Texas limited liability company, Its General Partner

By: James D. Plasek, Vice President

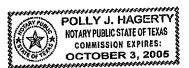
THE STATE OF TEXAS

COUNTY OF TRAVIS

§

This instrument was acknowledged before me this 6th day of January James D. Plasek, Vice President of TWC/Steiner Ranch, LLC, a Texas limited liability company, General Partner of Taylor Woodrow Communities/Steiner Ranch, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(seal)



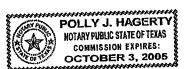
THE STATE OF TEXAS

COUNTY OF TRAVIS

§

This instrument was acknowledged before me this 6th day of January James D. Plasek, Vice President of TWC/Steiner Ranch, LLC, a Texas limited liability company, General Partner of Taylor Woodrow Communities/Steiner Ranch, Ltd., a Texas limited partnership, Sole Manager of Steiner Ranch Golf Club GP, LLC, a Texas limited liability company, General Partner of The University of Texas Golf Club, Ltd., a Texas limited partnership, on behalf of said entities.

(seal)



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Robert D. Burton Armbrust & Brown, L.L.P. 100 Congress Avenue, Suite 1300 Austin, Texas 78701

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2005 Jan 11 10:54 AM

EVANSK \$24.00

DANA DEBEAUVOIR COUNTY CLERK TRAVIS COUNTY TEXAS

