

PLAT DOCUMENT #



TRV 200300065  
26 pgs

# PLAT

## 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**  
OFFICIAL PUBLIC RECORDS

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

20080005

3-26-03

\$656.00

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

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PASEK, 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. 2003000191, 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. 2003000192, 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 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, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. PASEK, 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. 2003000198 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 3rd DAY OF March, 2003, 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

BY: JAMES PASEK, VICE PRESIDENT  
TWC/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 PASEK, 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.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

IN WITNESS WHEREOF, STEINER RANCH GOLF CLUB, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 3rd DAY OF March, 2003, A.D.

STEINER RANCH 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, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: JAMES PASEK, VICE PRESIDENT  
TWC/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 PASEK, 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.

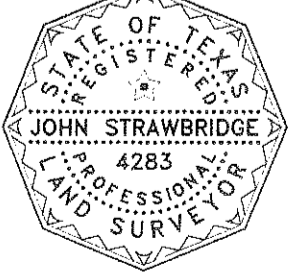
WITNESS MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF March, 2003, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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 SUPERVISION.

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

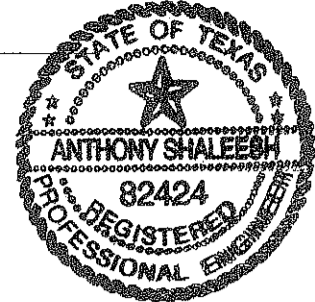


JOHN STRAWBRIDGE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4283 - STATE OF TEXAS

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  
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 ON THIS THE 11th DAY OF March, 2003.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE 11th DAY OF March, 2003.

MICHAEL J. HEITZ, D.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 11th DAY OF March, 2003, A.D.

BETTY BAKER, CHAIRPERSON

Melissa Whaley  
Asst. 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 DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 18th DAY OF March, 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 8, PAGE(S) 11.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 26 DAY OF March, 2003, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



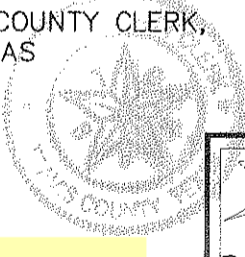
THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26 DAY OF March, 2003, AT 2:29 O'CLOCK P.M., AND DULY RECORDED ON THE 26 DAY OF March, 2003, A.D., AT 2:29 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 2003000195 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

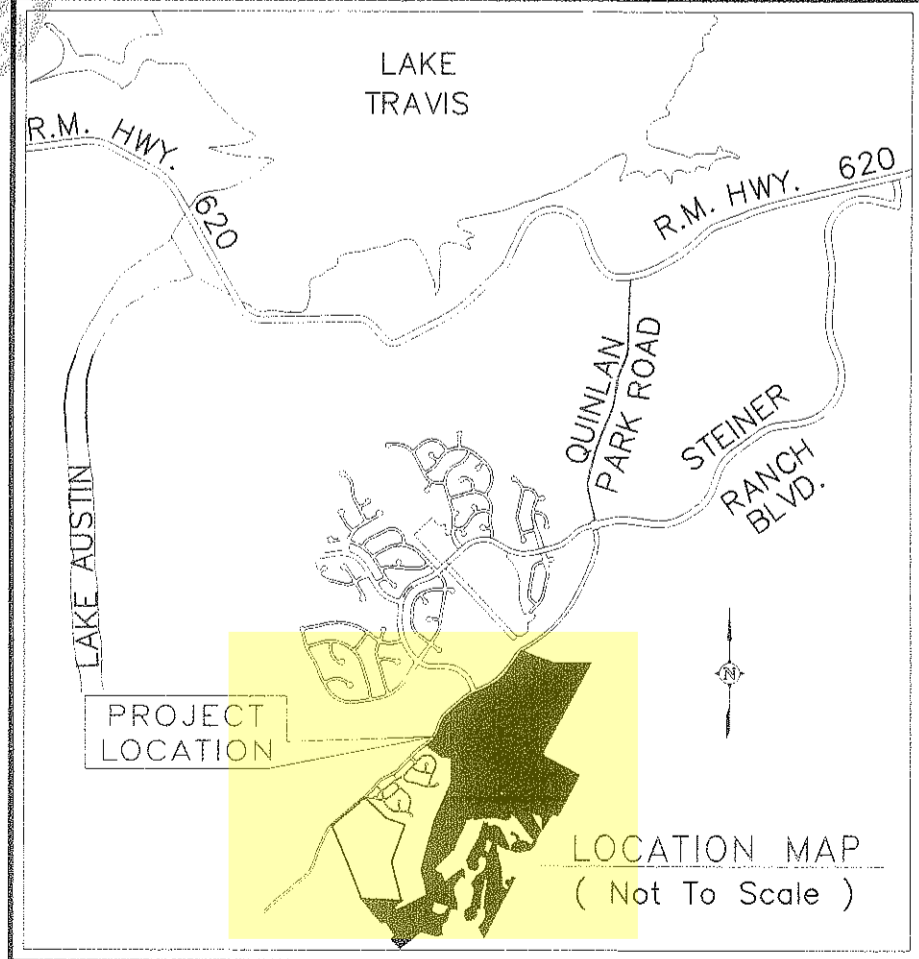
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26 DAY OF March, 2003, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY  
R. ZAVALA



LINEAR FOOTAGE OF STREETS
UNIVERSITY CLUB DR. 5943 LF
WOODLAND HILLS CV. 165 LF
WOODLAND HILLS TR. 3578 LF
OLD HICKORY CV. 114 LF
HUNTERS GREEN TR. 806 LF
HUNTERS GREEN CR. 206 LF
TOTAL ACRES 786.05 ACRES
TOTAL NUMBER OF LOTS 185 LOTS
TOTAL NUMBER OF BLOCKS 3 BLOCKS



CBJ-02-0230.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PD03-008, PD03-009, PD03-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

**Carter & Burgess**  
Carter & Burgess, Inc.  
2705 Bee Cave Road  
Suite 300  
Austin, Texas 78746  
Phone: 512.314.3100  
Fax: 512.328.6672  
www.c-b.com  
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Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

# STEINER RANCH PHASE ONE SECTION 10A

SHEET 1 OF 26
CB PLAT No. 050324009-01

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 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.
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, ALLOWING CUT/FILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., WAS GRANTED BY THE COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW ON 3-11-03.
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 REPLATING 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.

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 3-6-03, 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 SEPARATE INSTRUMENT RECORDED IN 2003066191, 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.
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.

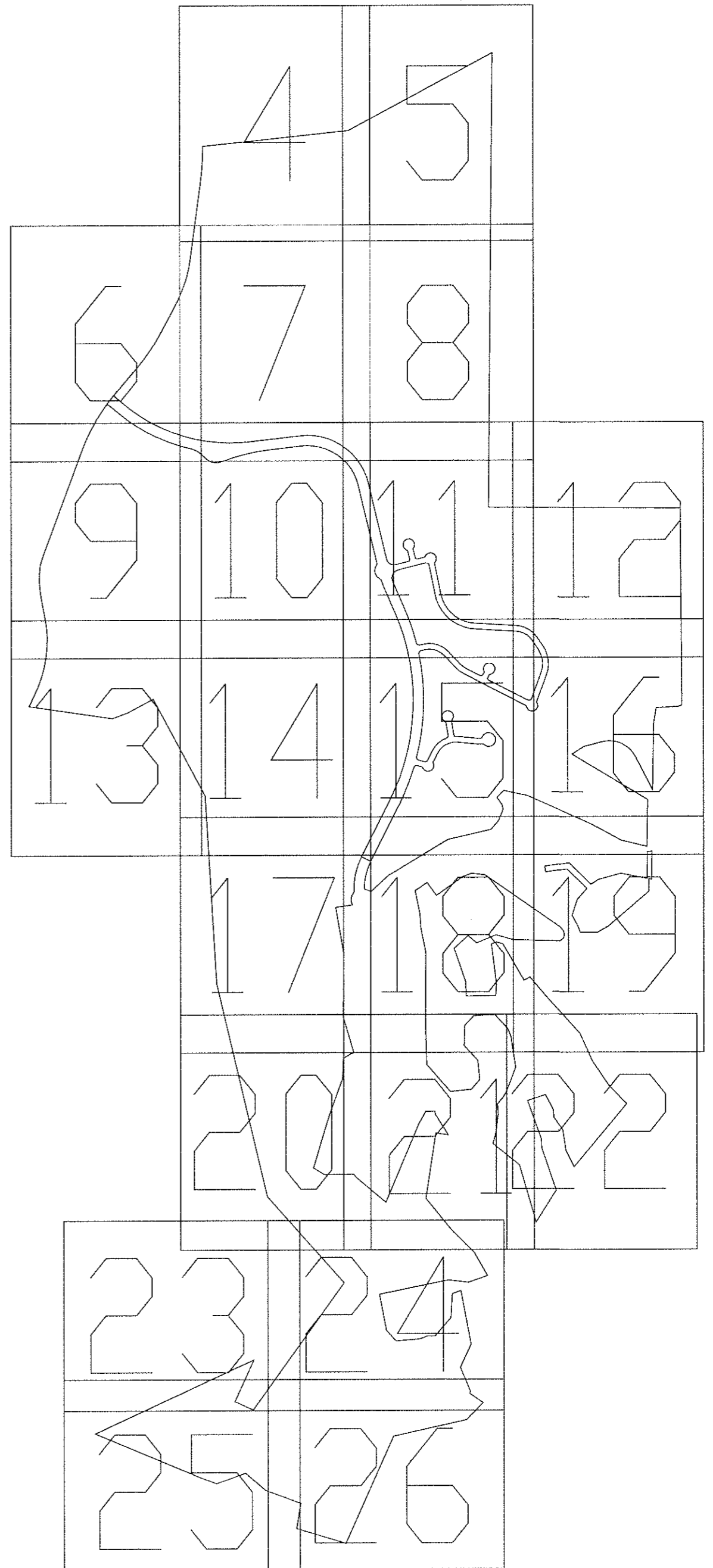
THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT; ARE LIMITED TO A TOTAL OF 0.20 ACRES OF IMPERVIOUS COVER WITHIN THE GREENBELT LOTS AS PER SECTION III OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT; AND ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 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. 2003066191, OF 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.
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 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 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. 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. 2003066191, 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	2,000 s.f. (0 LOTS) 0 s.f.
.133 AC - .230 AC	2,500 s.f. (73 LOTS) 182,500 s.f.
.231 AC - .281 AC	3,000 s.f. (40 LOTS) 120,000 s.f.
.282 AC - .344 AC	3,500 s.f. (20 LOTS) 70,000 s.f.
.345 AC - .500 AC	4,250 s.f. (11 LOTS) 46,750 s.f.
.500 AC - 1.00 AC	5,000 s.f. (16 LOTS) 80,000 s.f.
1 AC. > 3 AC.	7,000 s.f. (2 LOTS) 14,000 s.f.
> 3 AC.	10,000 s.f. (0 LOTS) 0 s.f.
TOTAL: (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 DESIGNATED.
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.
34. PER SECTIONS IV AND VI OF THE STEINER RANCH DEVELOPMENT AGREEMENT, 162 SEWER GENERATING DEVELOPMENT UNITS; 162 SINGLE-FAMILY UNITS; 0 MULTI-FAMILY UNITS; 0 GROSS SQUARE FEET OF RETAIL SPACE; AND, 0 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 TRAFFIC CIRCLE.
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 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.
- CB-SR-08 ELEVATION 778.89'  
5/8-INCH IRON WITH CAP AT 62' RIGHT QUINLAN PARK ROAD STATION 166+29.



CBJ-02-0230.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PD03-008, PD03-009, PD03-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

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*STEINER RANCH*  
*PHASE ONE*  
*SECTION 10A*

SHEET
2
OF
26
CB PLAT No.
050324009-01

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 127 rows of survey data.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CB, CHORD. Contains 127 rows of curve data.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CB, CHORD. Contains 16 rows of curve data.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CB, CHORD. Contains 16 rows of curve data.

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 III (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 CRITERIA 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 3-11-06

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 3-11-06

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 AUSTIN.

42. LOT 413 IS RESTRICTED TO ACCESS PROVIDED THROUGH GOLF COURSE LOT 414. LOT 413 IS ALSO RESTRICTED TO NON-SINGLE FAMILY USES.

CBJ-02-0230.1A

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: P03-008, P03-009, P03-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

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STEINER RANCH PHASE ONE SECTION 10A

SHEET 3 OF 26 CB PLAT No. 050324009-01

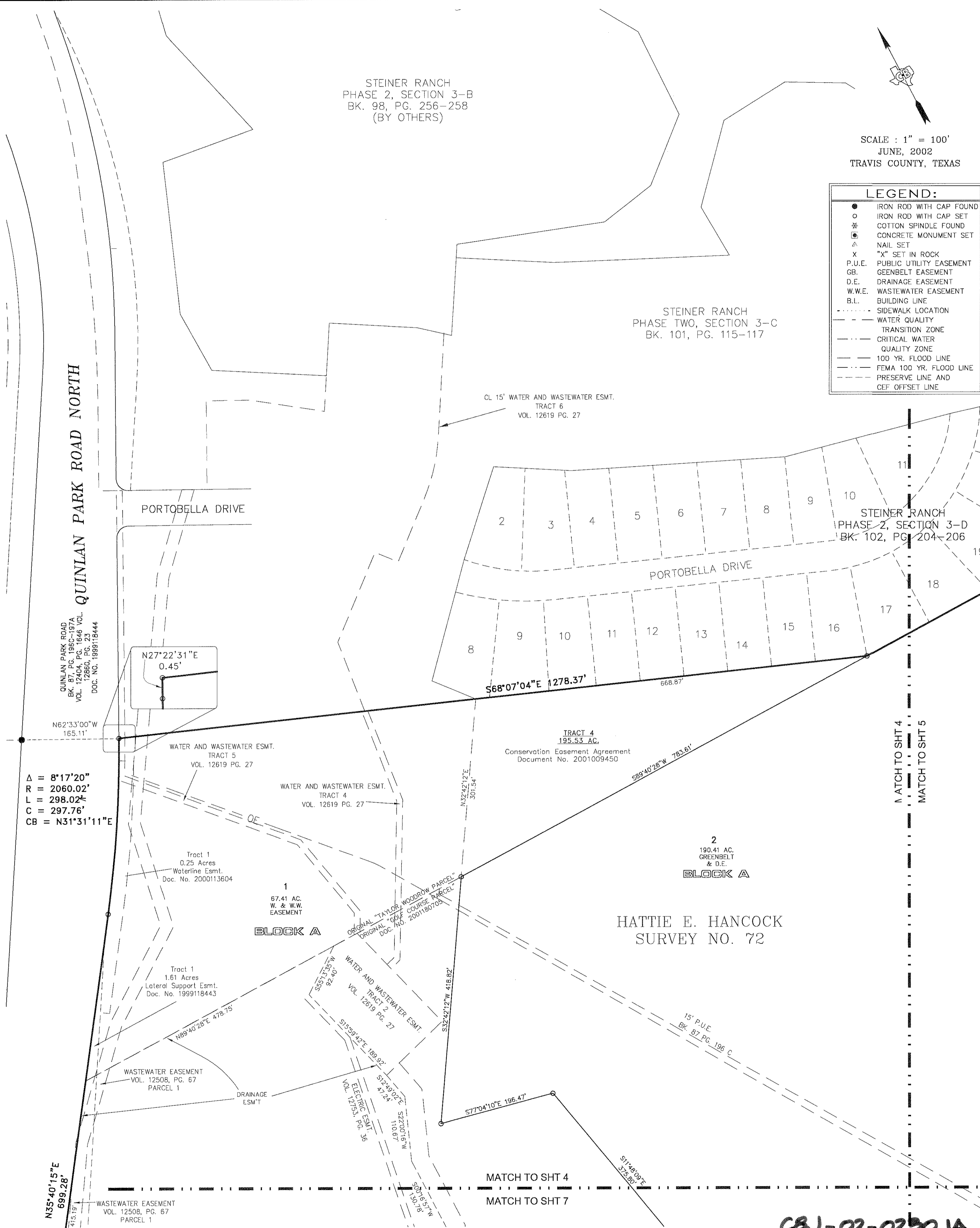
2003000065

200300005

STEINER RANCH  
PHASE 2, SECTION 3-B  
BK. 98, PG. 256-258  
(BY OTHERS)

SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊗	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
△	NAIL SET
X	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK LOCATION
---	WATER QUALITY
---	TRANSITION ZONE
---	CRITICAL WATER
---	QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND
---	CEF. OFFSET LINE



Δ = 8°17'20"  
R = 2060.02'  
L = 298.02'  
C = 297.76'  
CB = N31°31'11"E

CBJ-02-0290.1A

<b>PROJECT:</b> STEINER RANCH PHASE ONE, SECTION 10A
<b>JOB NUMBER:</b> 05032400914052
<b>DATE:</b> JUNE, 2002
<b>SCALE:</b> 1" = 100'
<b>SURVEYOR:</b> JOHN STRAWBRIDGE, RPLS No.4283
<b>TECHNICIAN:</b> AY,RLM
<b>DRAWING:</b> 050324_OnCall\009_Ph1Sec10\050324009-01
<b>DESCRIPTION:</b> PD03-008, PD03-009, PD03-010
<b>PARTYCHIEF:</b> D. Moyeux, M. Mantia, C. Cotter
<b>FIELDBOOKS:</b> 68, 235, 244

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**STEINER RANCH  
PHASE ONE  
SECTION 10A**

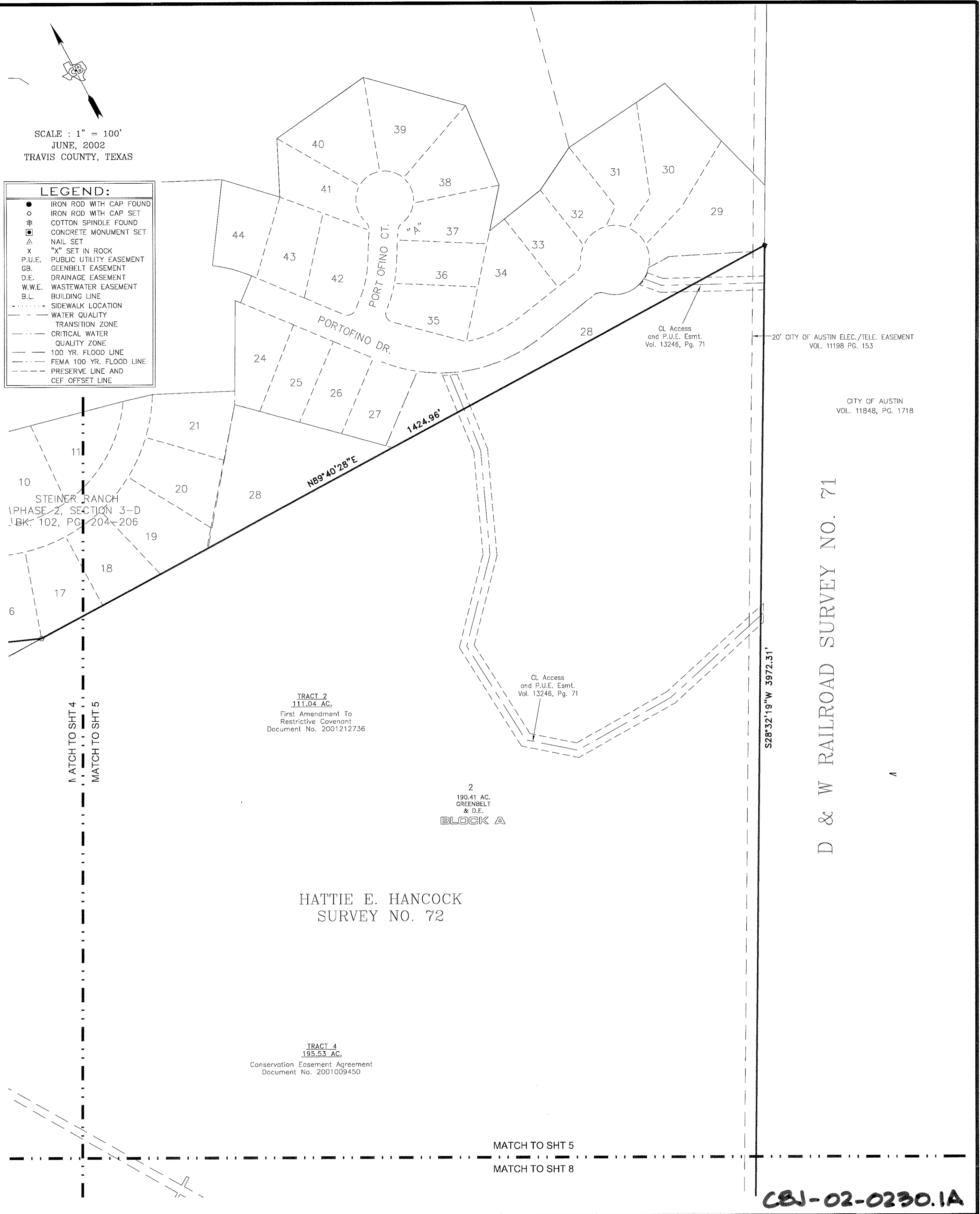
**SHEET  
4  
OF  
26**  
CB PLAT No.  
050324009-01

200300005

SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- △ NAIL SET
- x "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GREENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE



STEINER RANCH  
PHASE 2, SECTION 3-D  
BKG. 102, PG. 204-206

TRACT 2  
111.04 AC.  
First Amendment To  
Restrictive Covenant  
Document No. 2001212736

2  
190.41 AC.  
GREENBELT  
& D.E.  
BLOCK A

HATTIE E. HANCOCK  
SURVEY NO. 72

TRACT 4  
195.53 AC.  
Conservation Easement Agreement  
Document No. 2001009450

MATCH TO SHT 4  
MATCH TO SHT 5

MATCH TO SHT 5  
MATCH TO SHT 8

CBJ-02-0230.1A

D & W RAILROAD SURVEY NO. 71

20' CITY OF AUSTIN ELEC./TELE. EASEMENT  
VOL. 11198 PG. 153

CITY OF AUSTIN  
VOL. 11848, PG. 1718

CL Access  
and P.U.E. Esmt.  
Vol. 13246, Pg. 71

CL Access  
and P.U.E. Esmt.  
Vol. 13246, Pg. 71

S28°32'19"W 3972.31'

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_OrCAD\009_Ph1Sec10\050324009-01
DESCRIPTION: PD03-008, PD03-009, PD03-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

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*STEINER RANCH  
 PHASE ONE  
 SECTION 10A*

SHEET 5 OF 26
CB PLAT No. 050324009-01

20030005

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
✱	COTTON SPINDLE FOUND
■	CONCRETE MONUMENT SET
▲	NAIL SET
X	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY
---	TRANSITION ZONE
---	CRITICAL WATER
---	QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND
---	CEFF OFFSET LINE

10 ACRES  
SAVE & EXCEPT  
VOL. 11963, PG. 404

HATTIE E. HANCOCK  
SURVEY NO. 70,  
AB - 2589

STEINER RANCH  
PHASE ONE, SECTION 4B  
BK. 98, PG. 29-31

0.45 Acres  
WW FM Esmt.  
Vol. 13074, Pg. 179

Tract 1  
1.18 Acres  
Water and WW Esmt.  
Doc. No. 1999118446

Tract 2  
1.86 Acres  
Lateral Support Esmt.  
Doc. No. 1999118443

Tract 2  
0.37 Acres  
Waterline Esmt.  
Doc. No. 2000113604

Tract 1  
1.8 Acres  
Lateral Support Esmt.  
Doc. No. 1999118443

TRACT 1  
30.70 AC.  
First Amendment To  
Restrictive Covenant  
Document No. 2001212736

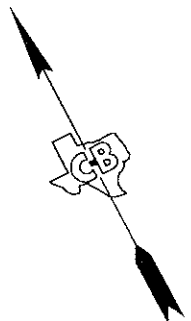
HATTIE E. HANCOCK  
SURVEY NO. 72

$\Delta = 20^{\circ}00'10''$   
 $R = 1641.14'$   
 $L = 572.95'$   
 $C = 570.04'$   
 $CB = S58^{\circ}20'52''W$

$\Delta = 12^{\circ}14'52''$   
 $R = 1924.10'$   
 $L = 411.30'$   
 $C = 410.52'$   
 $CB = N62^{\circ}13'31''E$

$\Delta = 20^{\circ}25'50''$   
 $R = 1169.86'$   
 $L = 417.15'$   
 $C = 414.94'$   
 $CB = N45^{\circ}53'10''E$

$N68^{\circ}20'57''E$  275.48'



SCALE: 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

CBJ-02-0230.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PDO3-008, PDO3-009, PDO3-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

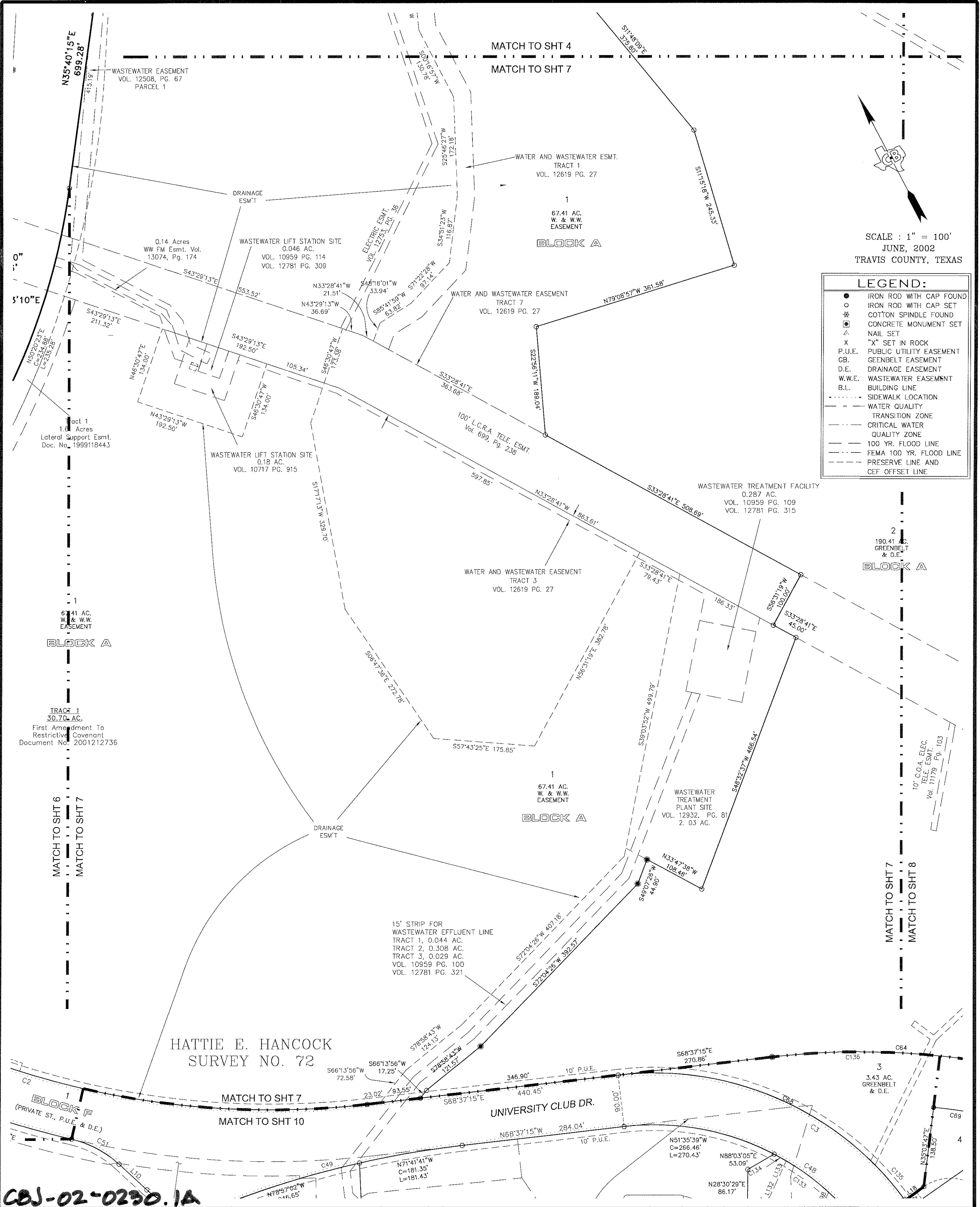
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STEINER RANCH  
PHASE ONE  
SECTION 10A

SHEET 6 OF 26
CB PLAT No. 050324009-01

200300005



SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

**LEGEND:**

●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊗	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
△	NAIL SET
X	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
CB	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY TRANSITION ZONE
---	CRITICAL WATER QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND CEF OFFSET LINE

**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

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**STEINER RANCH  
 PHASE ONE  
 SECTION 10A**

**SHEET  
 7  
 OF  
 26**  
 CB PLAT No.  
 050324009-01



200300005

MATCH TO SHT 5

MATCH TO SHT 8

SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

LEGEND:

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊗ COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- △ NAIL SET
- X "X" SET IN ROCK
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- GB. GREENBELT EASEMENT
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- W.W.E. WASTEWATER EASEMENT
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- CRITICAL WATER
- QUALITY ZONE
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- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND
- CEF OFFSET LINE

2  
190.41 AC.  
GREENBELT  
& D.E.  
BLOCK A

2  
190.41 AC.  
GREENBELT  
& D.E.  
BLOCK A

CITY OF AUSTIN  
VOL. 11848, PG. 1718

20' CITY OF AUSTIN ELEC.  
TELE. EASEMENT  
VOL. 11198 PG. 153

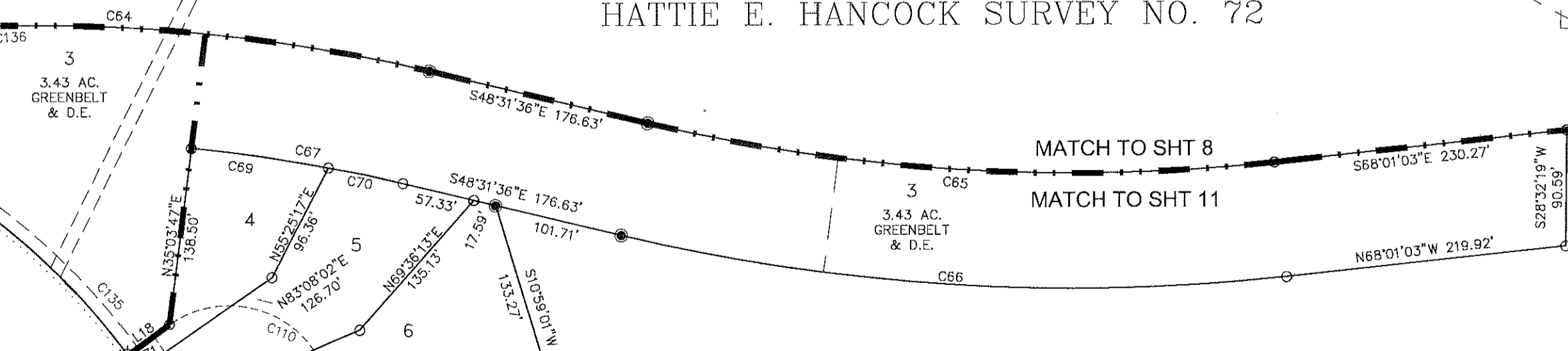
TRACT 4  
195.53 AC.  
Conservation Easement Agreement  
Document No. 2001009450

10' C.O.A. ELEC.  
TELE. ESMT.  
Vol. 11179 Pg. 103

0.19 Ac.  
Electric Easement  
Doc. No.

100' L.C.R.A. TELE. ESMT.  
Vol. 699, Pg. 238

HATTIE E. HANCOCK SURVEY NO. 72



D & W RAILROAD SURVEY NO. 71

CBJ-02-0230:1A

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\_OnCall\009\_Ph1Sec10\050324009-01  
DESCRIPTION: PD03-008, PD03-009, PD03-010  
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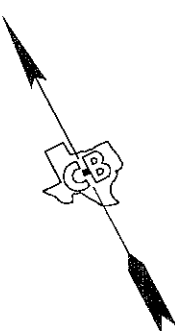
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*STEINER RANCH  
PHASE ONE  
SECTION 10A*

SHEET  
8  
OF  
26

CB PLAT No.  
050324009-01

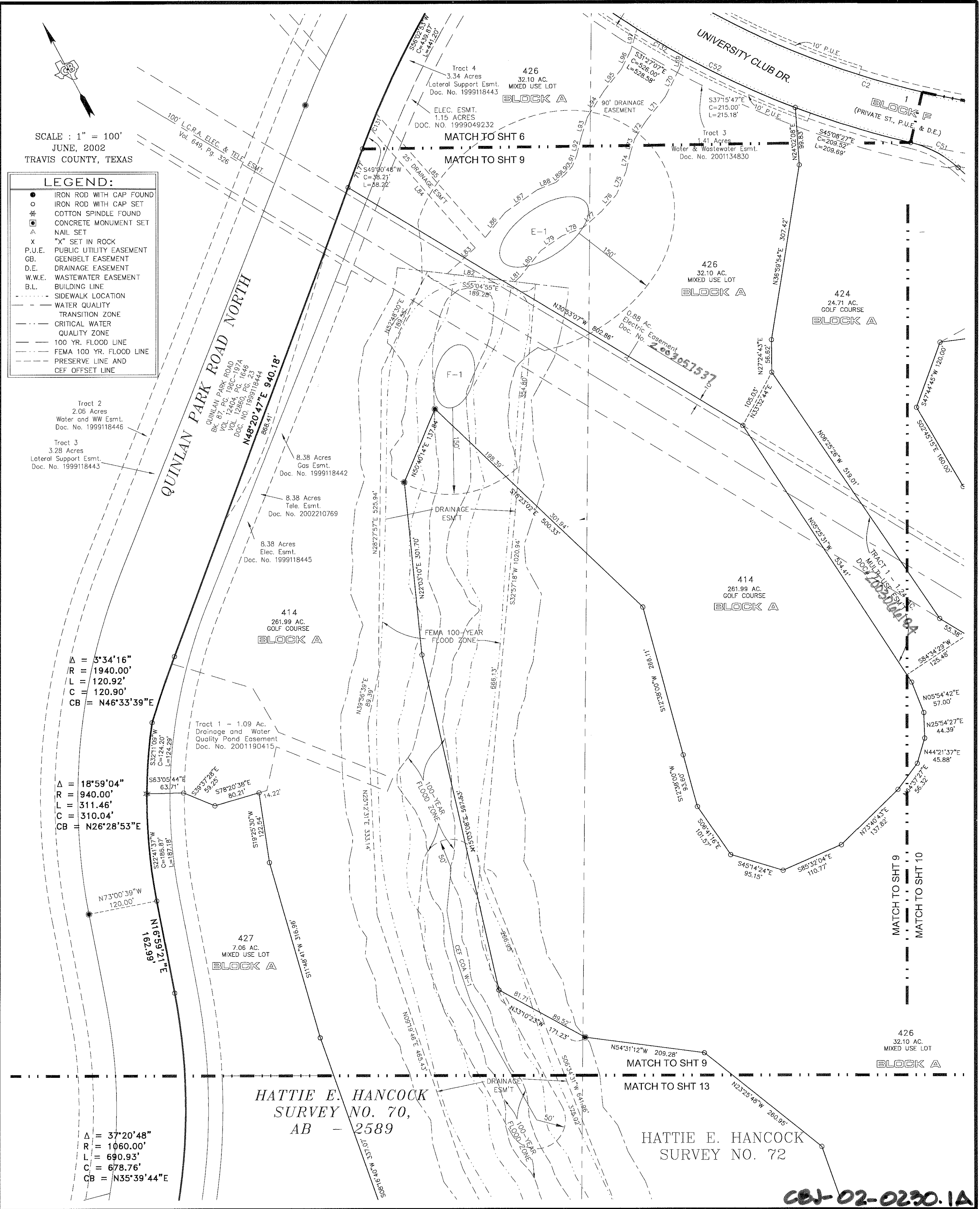


SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE FOUND
- ⊠ CONCRETE MONUMENT SET
- △ NAIL SET
- x "X" SET IN ROCK
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- GB. GEENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
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- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

200300006



$\Delta = 5^{\circ}34'16''$   
 $R = 1940.00'$   
 $L = 120.92'$   
 $C = 120.90'$   
 $CB = N46^{\circ}33'39''E$

$\Delta = 18^{\circ}59'04''$   
 $R = 940.00'$   
 $L = 311.46'$   
 $C = 310.04'$   
 $CB = N26^{\circ}28'53''E$

$\Delta = 37^{\circ}20'48''$   
 $R = 1060.00'$   
 $L = 690.93'$   
 $C = 678.76'$   
 $CB = N35^{\circ}39'44''E$

<b>PROJECT:</b> 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	

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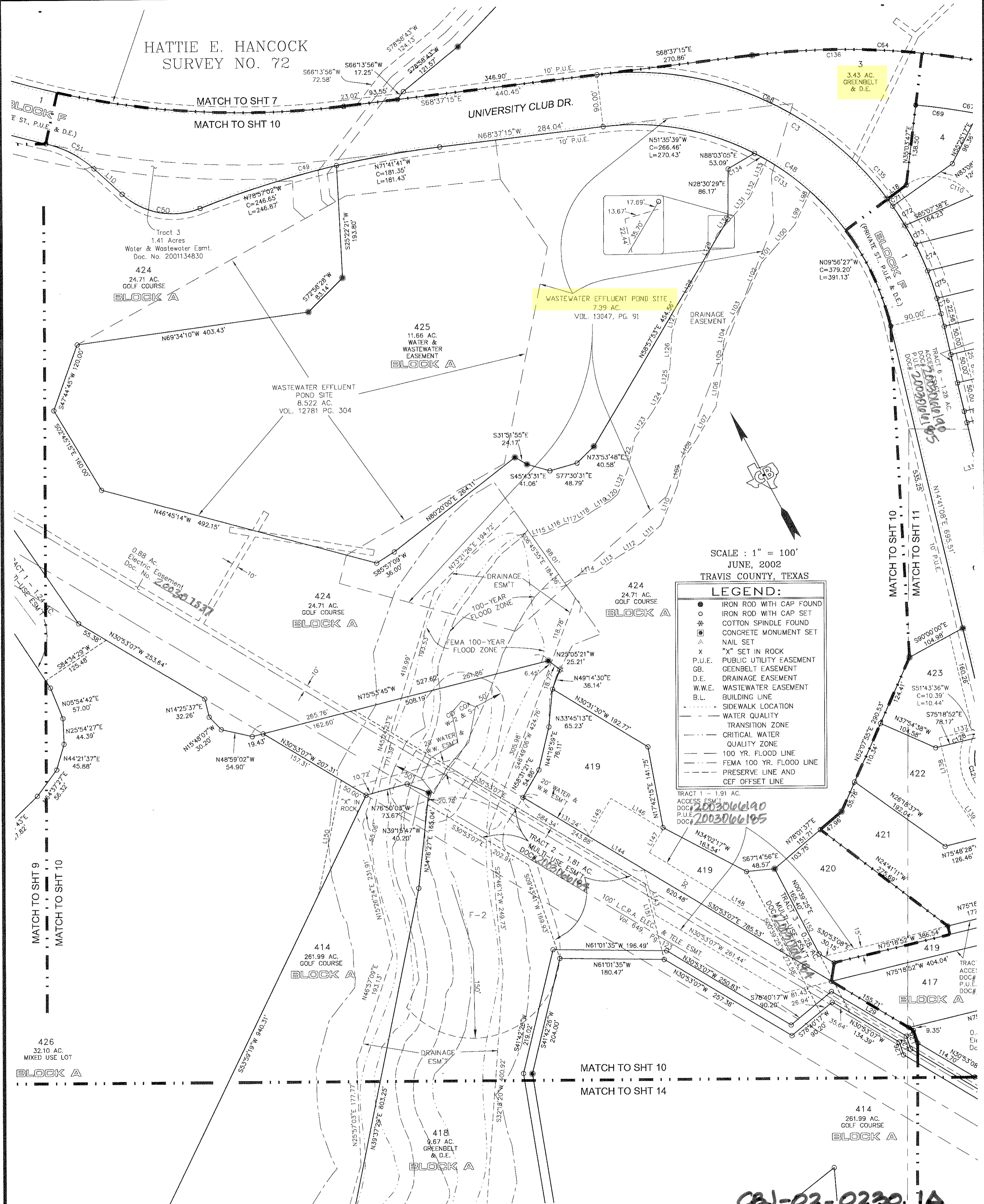
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**STEINER RANCH  
PHASE ONE  
SECTION 10A**

<b>SHEET</b>	
9	
OF	
26	
CB PLAT No.	
050324009-01	

CB-02-0230.1A

HATTIE E. HANCOCK SURVEY NO. 72



200300005

SCALE: 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE FOUND
- ⊠ CONCRETE MONUMENT SET
- △ NAIL SET
- x "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GREENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

CBJ-02-0230.1A

**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\_OnCall\009\_Ph1Sec10\050324009-01  
**DESCRIPTION:** PDO3-008, PDO3-009, PDO3-010  
**PARTYCHIEF:** D. Mayeux, M. Mantia, C. Cotter  
**FIELDBOOKS:** 68, 235, 244

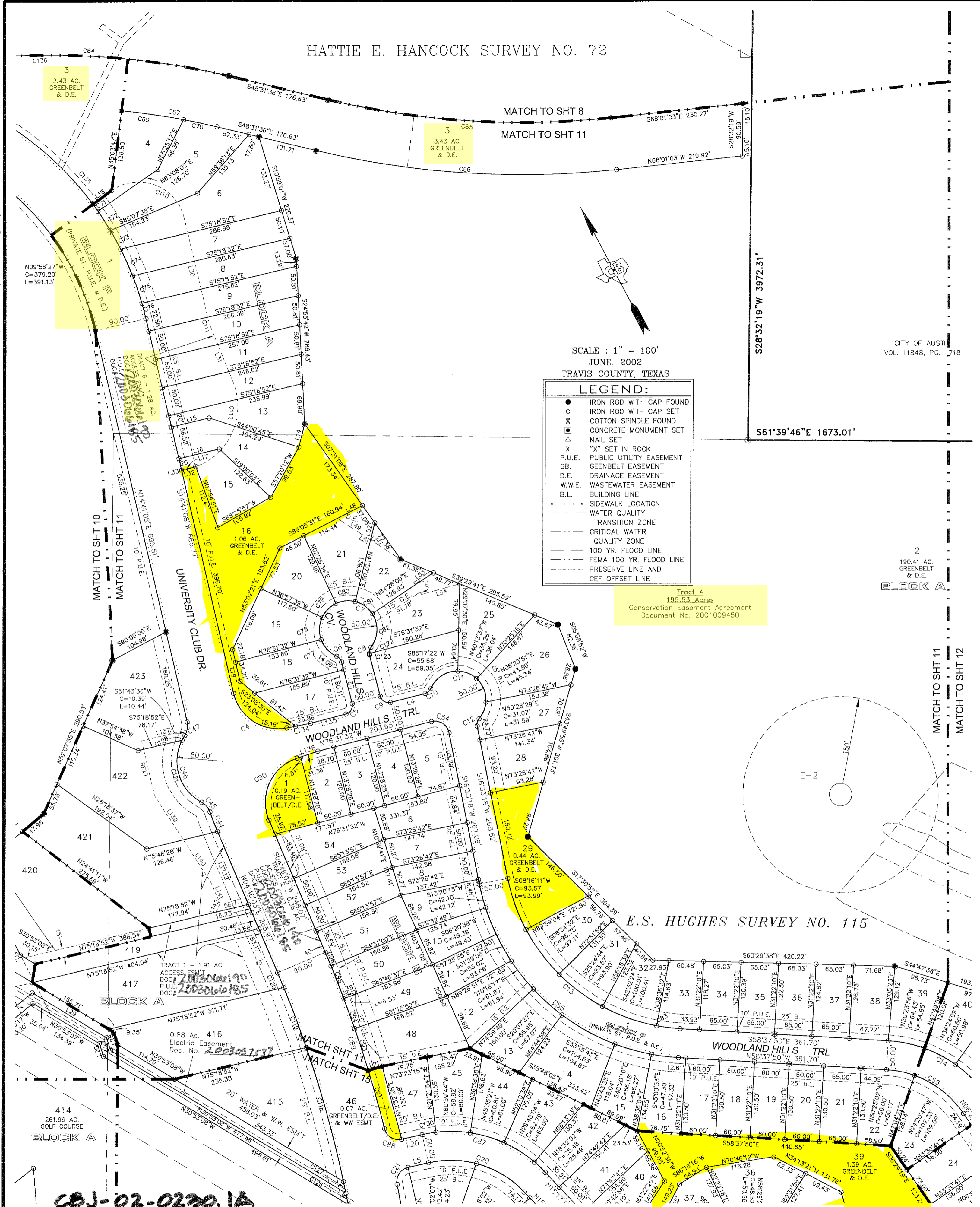
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**STEINER RANCH**  
**PHASE ONE**  
**SECTION 10A**

**SHEET**  
 10  
 OF  
 26  
 CB PLAT No.  
 050324009-01

# HATTIE E. HANCOCK SURVEY NO. 72

20030005



SCALE : 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

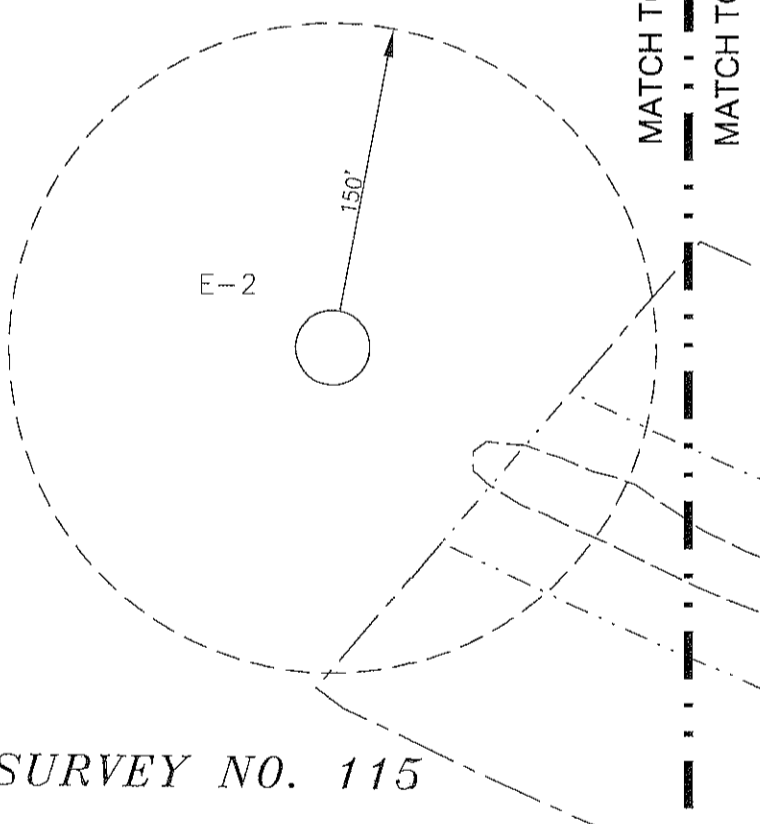
**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE FOUND
- ⊠ CONCRETE MONUMENT SET
- △ NAIL SET
- X "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GREENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- WATER QUALITY
- TRANSITION ZONE
- CRITICAL WATER
- QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

Tract 4  
 195.53 Acres  
 Conservation Easement Agreement  
 Document No. 2001009450

CITY OF AUSTIN  
 VOL. 11848, PG. 1718

2  
 190.41 AC.  
 GREENBELT & D.E.  
 BLOCK A



CBJ-02-0290.1A

**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\_OnCall\009\_Ph1Sec10\050324009-01

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

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

**FIELDBOOKS:** 68, 235, 244

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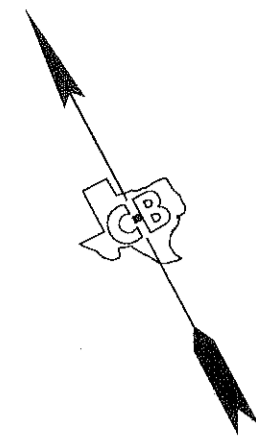
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## STEINER RANCH PHASE ONE SECTION 10A

**SHEET**  
 11  
 OF  
 26

CB PLAT No.  
 050324009-01

200300065



SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊛	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
△	NAIL SET
X	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
-----	SIDEWALK LOCATION
-----	WATER QUALITY
-----	TRANSITION ZONE
-----	CRITICAL WATER
-----	QUALITY ZONE
-----	100 YR. FLOOD LINE
-----	FEMA 100 YR. FLOOD LINE
-----	PRESERVE LINE AND
-----	CEF OFFSET LINE

# D & W RAILROAD SURVEY NO. 71

CITY OF AUSTIN  
VOL. 11848, PG. 1718

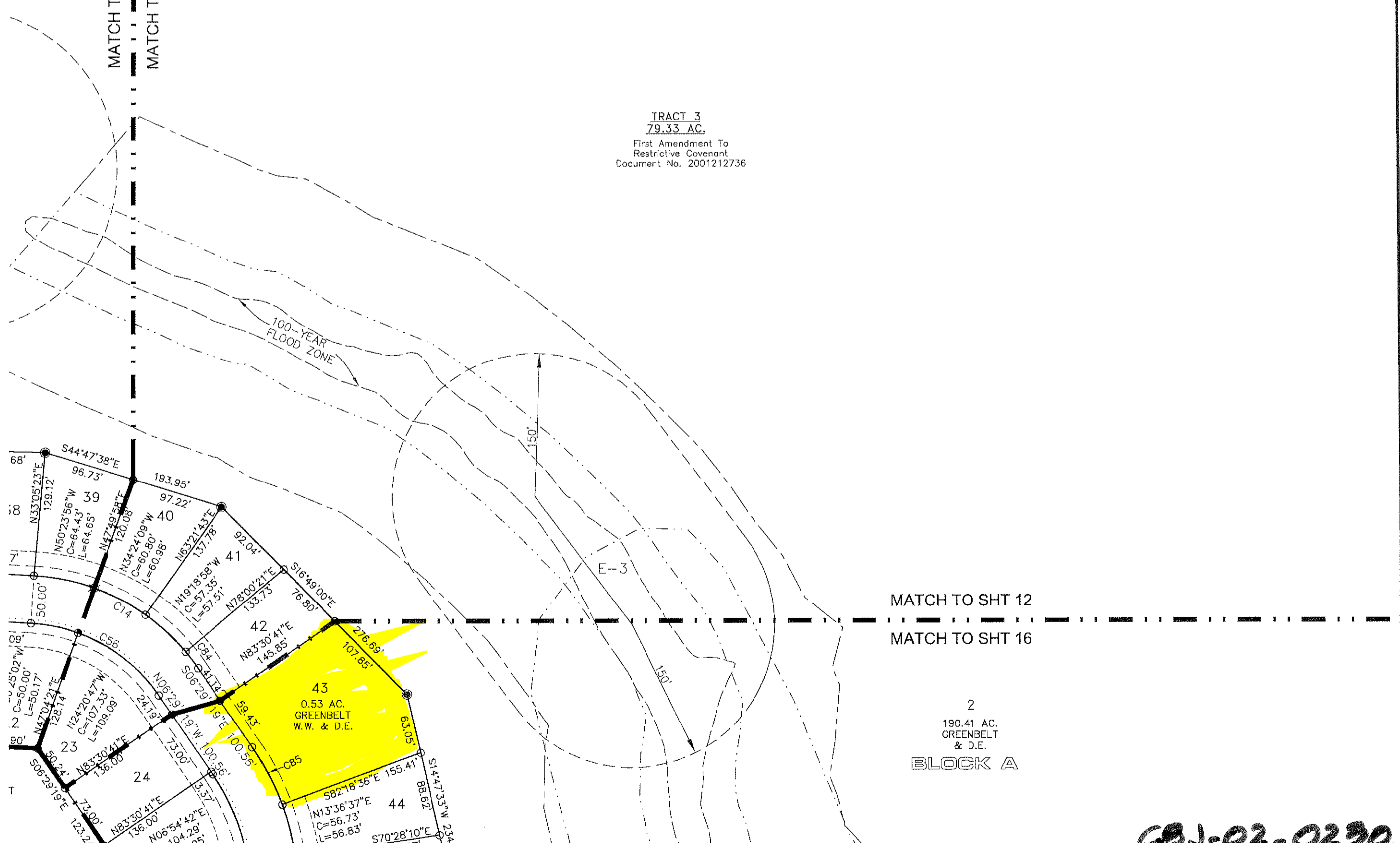
S61°39'46"E 1673.01'

100' L.C.R.A. TELE. ESMT.  
Vol. 693, Pg. 608

2  
190.41 AC.  
GREENBELT  
& D.E.  
BLOCK A

## E.S. HUGHES SURVEY NO. 115

TRACT 3  
79.33 AC.  
First Amendment To  
Restrictive Covenant  
Document No. 2001212736



MATCH TO SHT 12  
MATCH TO SHT 16

2  
190.41 AC.  
GREENBELT  
& D.E.  
BLOCK A

S27°35'19"W 1728.17'

D&W RAILROAD  
SURVEY NO. 71

CBJ-02-0290.1A

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

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# STEINER RANCH PHASE ONE SECTION 10A

SHEET  
12  
OF  
26

CB PLAT No.  
050324009-01

$\Delta = 37^{\circ}20'48''$   
 $R = 1060.00'$   
 $L = 690.93'$   
 $C = 678.76'$   
 $CB = N35^{\circ}39'44''E$

HATTIE E. HANCOCK  
SURVEY NO. 70,  
AB - 2589

HATTIE E. HANCOCK  
SURVEY NO. 72

427  
7.06 AC.  
MIXED USE LOT  
BLOCK A

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

HATTIE E. HANCOCK  
SURVEY NO. 70,  
AB-2589

STEINER RANCH  
PHASE ONE, SECTION 8  
DOC. NO. 200100378

SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊗	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
▲	NAIL SET
x	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GEENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY
---	TRANSITION ZONE
---	CRITICAL WATER
---	QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND
---	GEF OFFSET LINE

BLOCK 'B'

BLOCK 'C'

BLOCK 'F'

CBJ-02-0290.1A

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: PDO3-008, PDO3-009, PDO3-010  
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter  
FIELDBOOKS: 68, 235, 244

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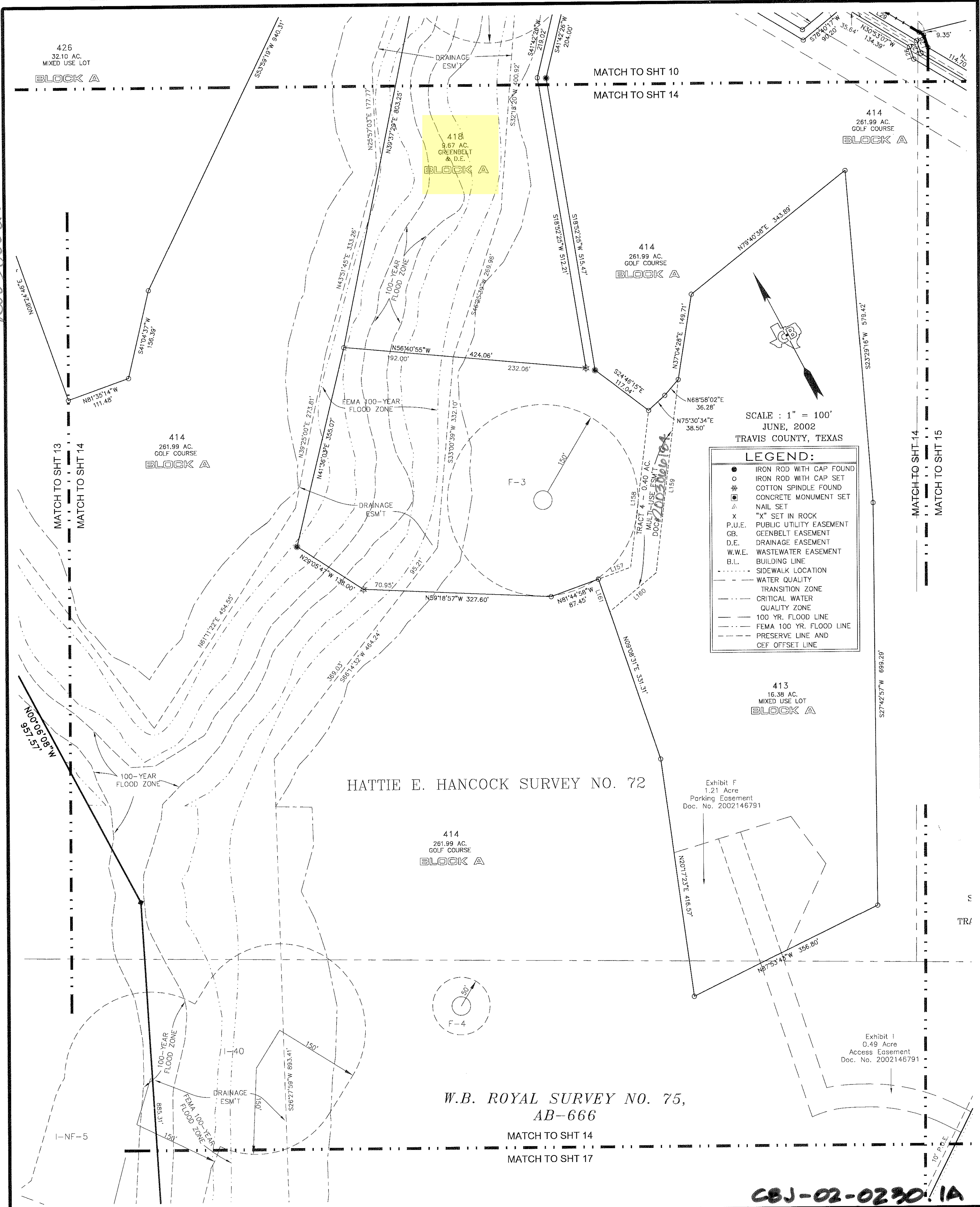
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STEINER RANCH  
PHASE ONE  
SECTION 10A

SHEET  
13  
OF  
26  
CB PLAT No.  
050324009-01

200300005

200300016



SCALE : 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ✱ COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- ▲ NAIL SET
- x "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GREENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

CBJ-02-0230.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PD03-008, PD03-009, PD03-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

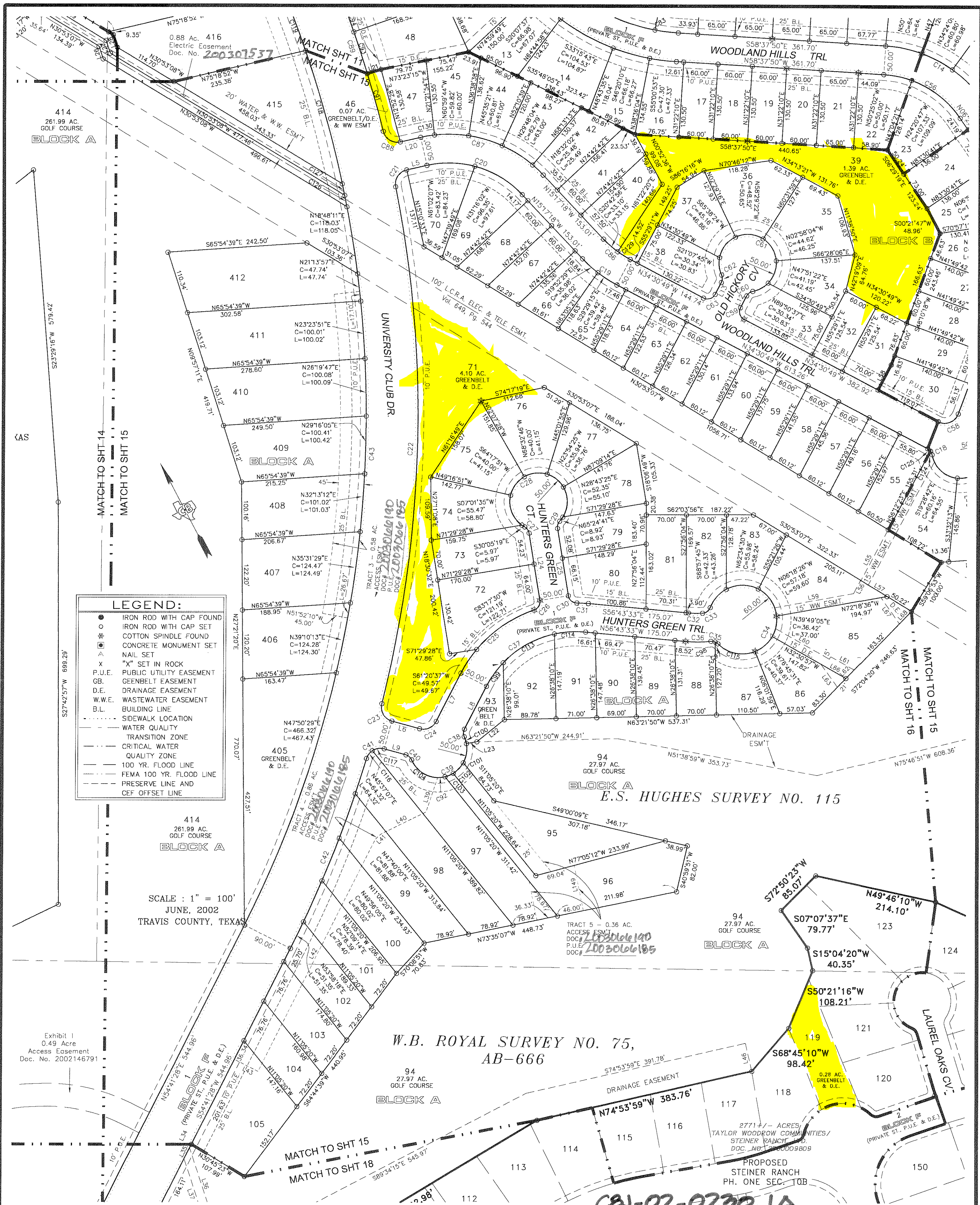
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*STEINER RANCH*  
*PHASE ONE*  
*SECTION 10A*

SHEET
14
OF
26
CB PLAT No.
050324009-01

200300005



**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊗ COTTON SPINDLE FOUND
- ⊠ CONCRETE MONUMENT SET
- ⊙ NAIL SET
- ⊙ "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GREENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

SCALE : 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

Exhibit I  
 0.49 Acre  
 Access Easement  
 Doc. No. 2002146791

**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\_OnCall\009\_Ph1Sec10\050324009-01  
**DESCRIPTION:** PD03-008, PD03-009, PD03-010  
**PARTYCHIEF:** D. Mayeux, M. Mantia, C. Cotter  
**FIELDBOOKS:** 68, 235, 244

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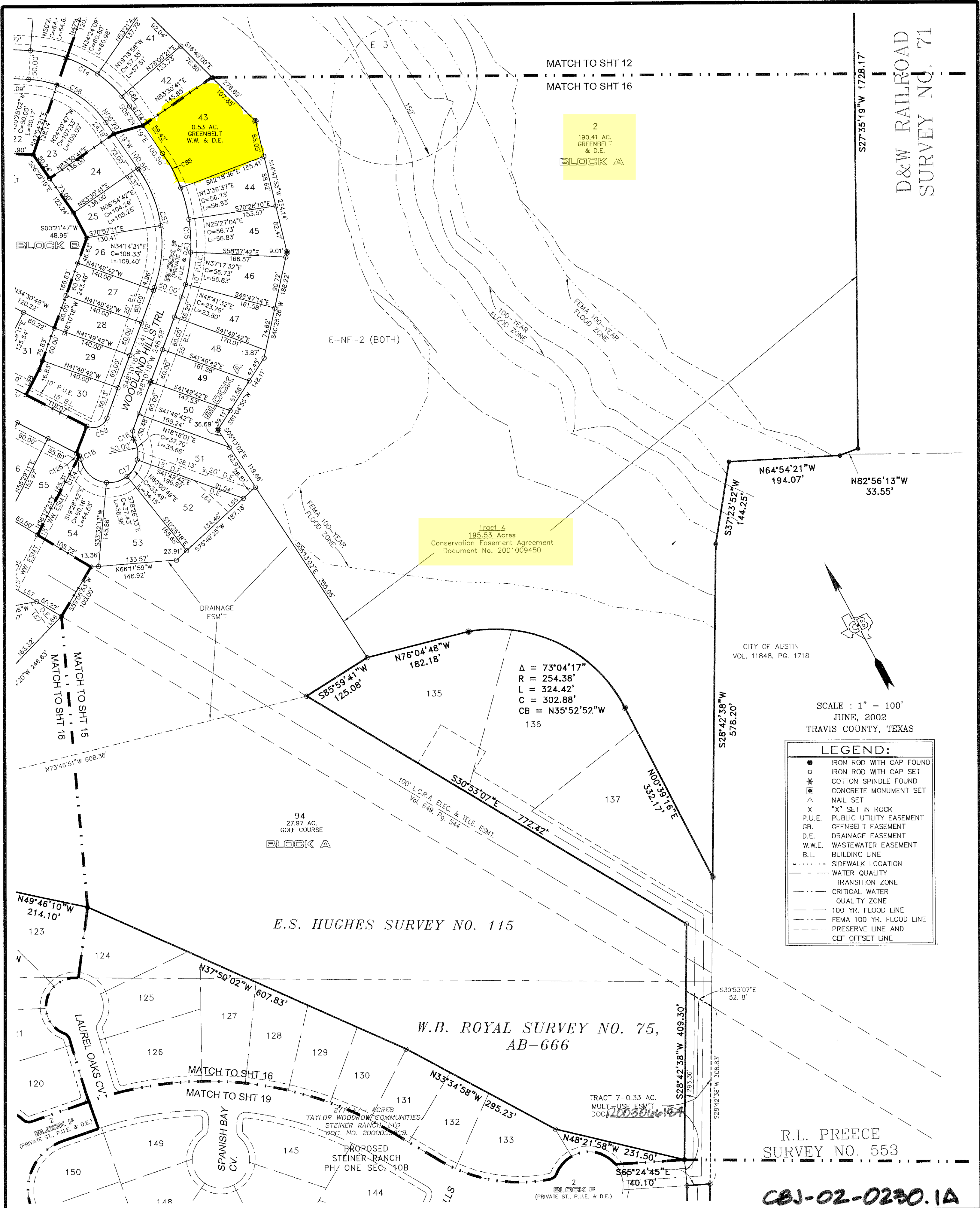
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**STEINER RANCH**  
**PHASE ONE**  
**SECTION 10A**

**SHEET**  
**15**  
**OF**  
**26**  
 CB PLAT No.  
 050324009-01



590006007



D&W RAILROAD SURVEY NO. 71

MATCH TO SHT 12  
MATCH TO SHT 16

2  
190.41 AC.  
GREENBELT  
& D.E.  
BLOCK A

Tract 4  
195.53 Acres  
Conservation Easement Agreement  
Document No. 2001009450

CITY OF AUSTIN  
VOL. 11848, PG. 1718

SCALE: 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

**LEGEND:**

●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
✱	COTTON SPINDLE FOUND
■	CONCRETE MONUMENT SET
▲	NAIL SET
x	"x" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY
---	TRANSITION ZONE
---	CRITICAL WATER
---	QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND
---	CEP OFFSET LINE

R.L. PREECE  
SURVEY NO. 553

CBJ-02-0230.1A

**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\_OnCall\_009\_Ph1Sec10\_050324009-01  
**DESCRIPTION:** PD03-008, PD03-009, PD03-010  
**PARTYCHIEF:** D. Mayeux, M. Mantia, C. Cotter  
**FIELDBOOKS:** 68, 235, 244

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**STEINER RANCH  
PHASE ONE  
SECTION 10A**

**SHEET**  
16  
OF  
26  
CB PLAT No.  
050324009-01

Exhibit I  
0.49 Acre  
Access Easement  
Doc. No. 2002146791

W.B. ROYAL SURVEY NO. 75,  
AB-666

MATCH TO SHT 14  
MATCH TO SHT 17

SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE FOUND
- ⊠ CONCRETE MONUMENT SET
- △ NAIL SET
- x "x" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GEENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

Tract 5  
319.18 Acres  
Conservation Easement Agreement  
Document No. 2001009450

CB-02-02301A

200300005

STEINER RANCH  
PHASE ONE, SECTION 8  
DOC. NO. 200100378

90

F-5

F-6

I-36

F-NF-1

F-7

F-NF-2

F-8

I-35

F-9

F-10

MATCH TO SHT 17

MATCH TO SHT 20

N35°18'32"W  
90.00'

N43°10'02"W  
56.34'

N70°06'34"W  
150.62'

S18°00'28"W  
406.94'

S28°25'22"W  
561.51'

S11°31'39"W  
105.67'

S00°20'01"W  
210.13'

SHEET  
17  
OF  
26

CB PLAT No.  
050324009-01

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\_OnCall\009\_Ph1Sec10\050324009-01  
DESCRIPTION: PD03-008, PD03-009, PD03-010  
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter  
FIELDBOOKS: 68, 235, 244

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STEINER RANCH  
PHASE ONE  
SECTION 10A

W.B. ROYAL SURVEY NO. 75,  
AB-666

Exhibit I  
0.49 Acre  
Easement  
No. 2002146791

94  
27.97 AC.  
GOLF COURSE  
BLOCK A

2771 +/- ACRES  
TAYLOR WOODROW COMMUNITIES/  
STEINER RANCH, LTD.  
DOC. NO. 2000001809

PROPOSED  
STEINER RANCH  
PH. ONE SEC. 10A

216  
50.86 AC.  
GOLF COURSE  
BLOCK A

SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

LEGEND:

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- △ NAIL SET
- x "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GREENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- ..... WATER QUALITY
- ..... TRANSITION ZONE
- ..... CRITICAL WATER QUALITY ZONE
- ..... 100 YR. FLOOD LINE
- ..... FEMA 100 YR. FLOOD LINE
- ..... PRESERVE LINE AND CEF OFFSET LINE

216  
50.86 AC.  
GOLF COURSE  
BLOCK A

MATCH TO SHT 18

MATCH TO SHT 21

CB-02-0230.1A

200300005

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\_OnCall\009\_Ph1Sec10\050324009-01  
DESCRIPTION: PD03-008, PD03-009, PD03-010  
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter  
FIELDBOOKS: 68, 235, 244

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**STEINER RANCH**  
**PHASE ONE**  
**SECTION 10A**

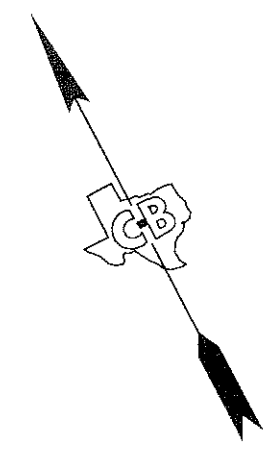
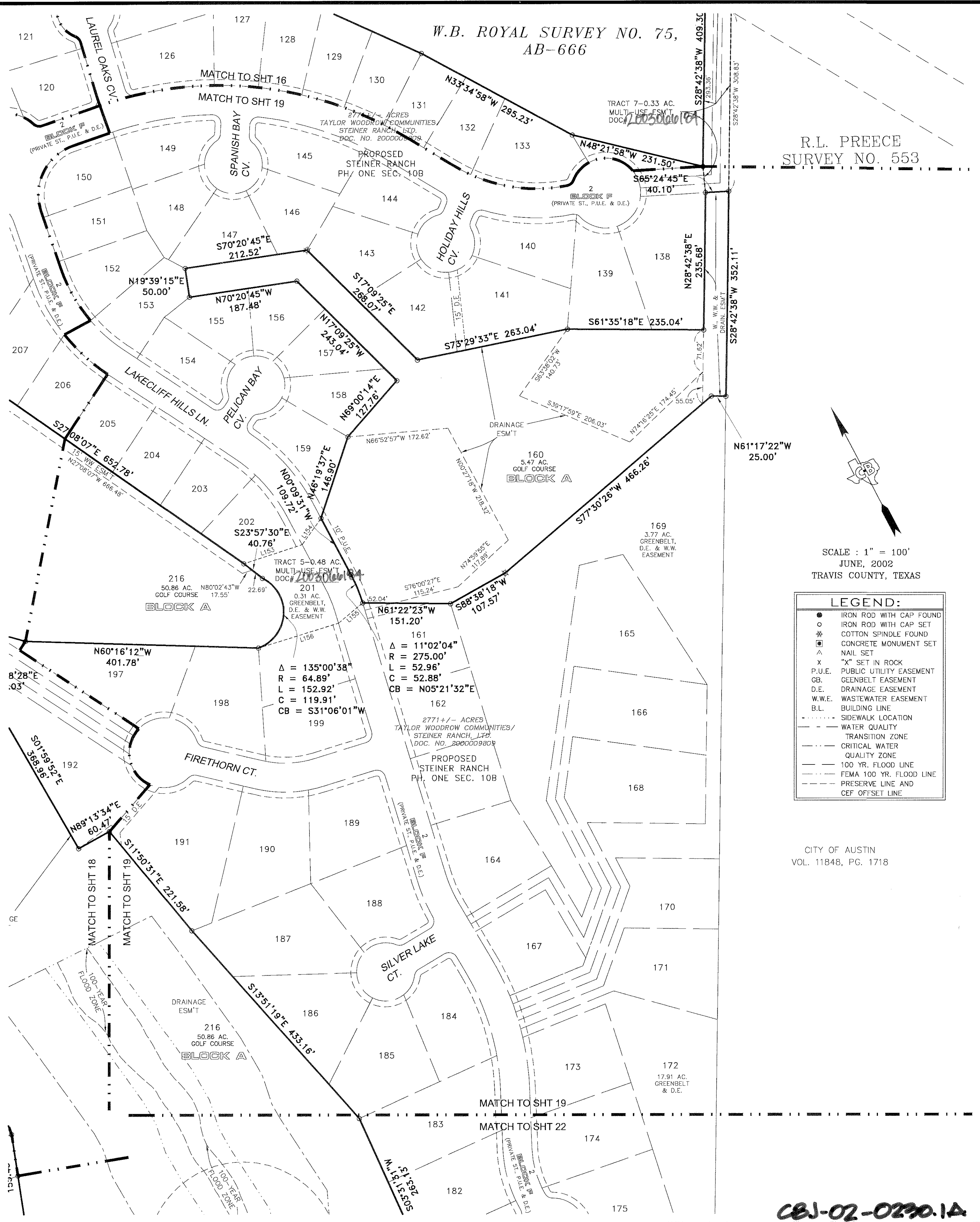
SHEET  
18  
OF  
26

CB PLAT No.  
050324009-01

W.B. ROYAL SURVEY NO. 75,  
AB-666

R.L. PREECE  
SURVEY NO. 553

200300005



SCALE : 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
✱	COTTON SPINDLE FOUND
■	CONCRETE MONUMENT SET
▲	NAIL SET
x	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY TRANSITION ZONE
---	CRITICAL WATER QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND CEF OFFSET LINE

CITY OF AUSTIN  
VOL. 11848, PG. 1718

CBJ-02-0290.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PDO3-008, PDO3-009, PDO3-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

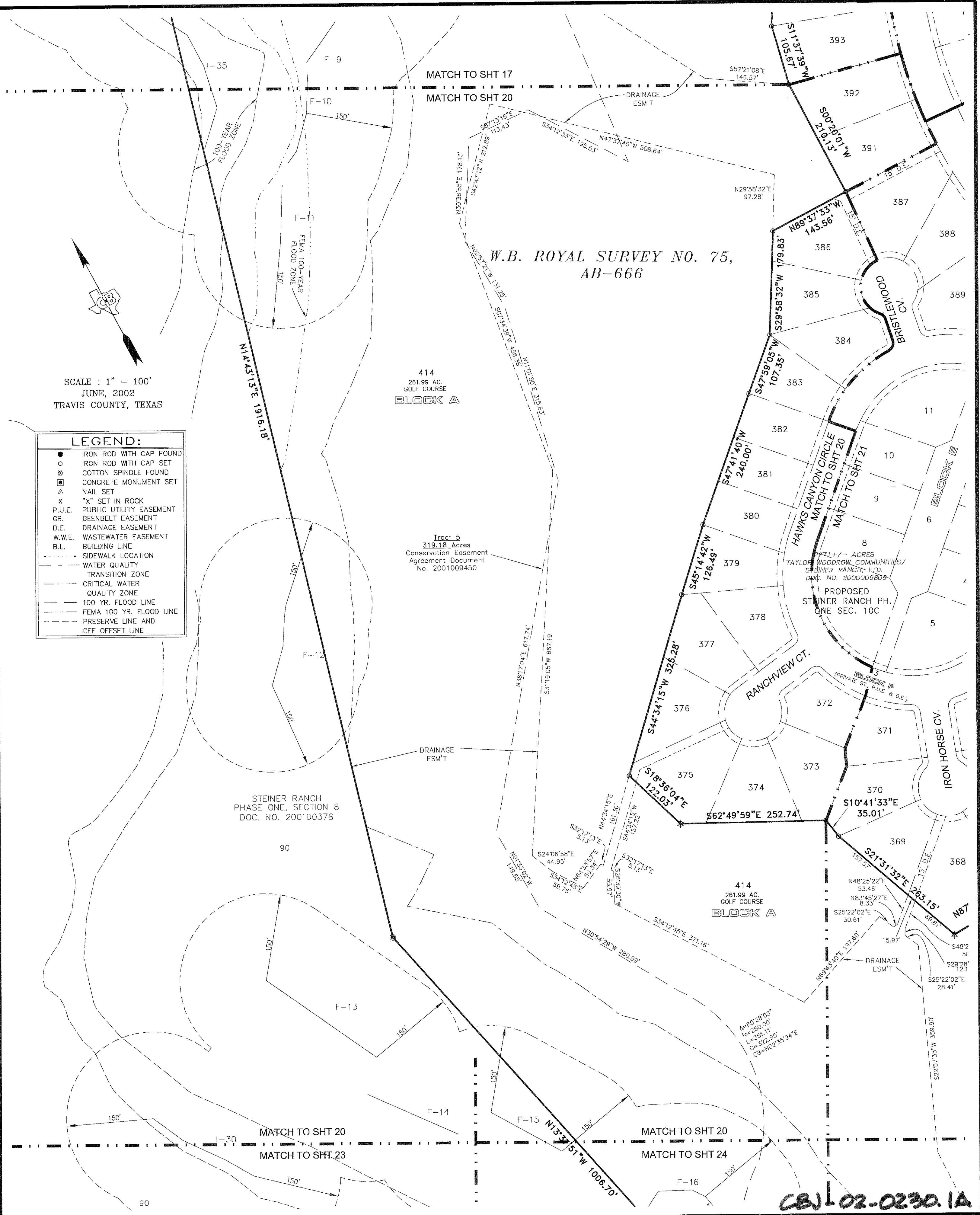
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*STEINER RANCH*  
*PHASE ONE*  
*SECTION 10A*

SHEET 19 OF 26
CB PLAT No. 050324009-01

2003000605



**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊗ COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- ▲ NAIL SET
- X "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY EASEMENT
- GB. GEENBELT EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

SCALE : 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

**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\_OnCall\009\_Ph1Sec10\050324009-01  
**DESCRIPTION:** PD03-008, PD03-009, PD03-010  
**PARTYCHIEF:** D. Mayeux, M. Mantia, C. Cotter  
**FIELDBOOKS:** 68, 235, 244

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 Suite 300  
 Austin, Texas 78746  
 Phone: 512.314.3100  
 Fax: 512.328.6672  
 www.c-b.com  
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**STEINER RANCH  
 PHASE ONE  
 SECTION 10A**

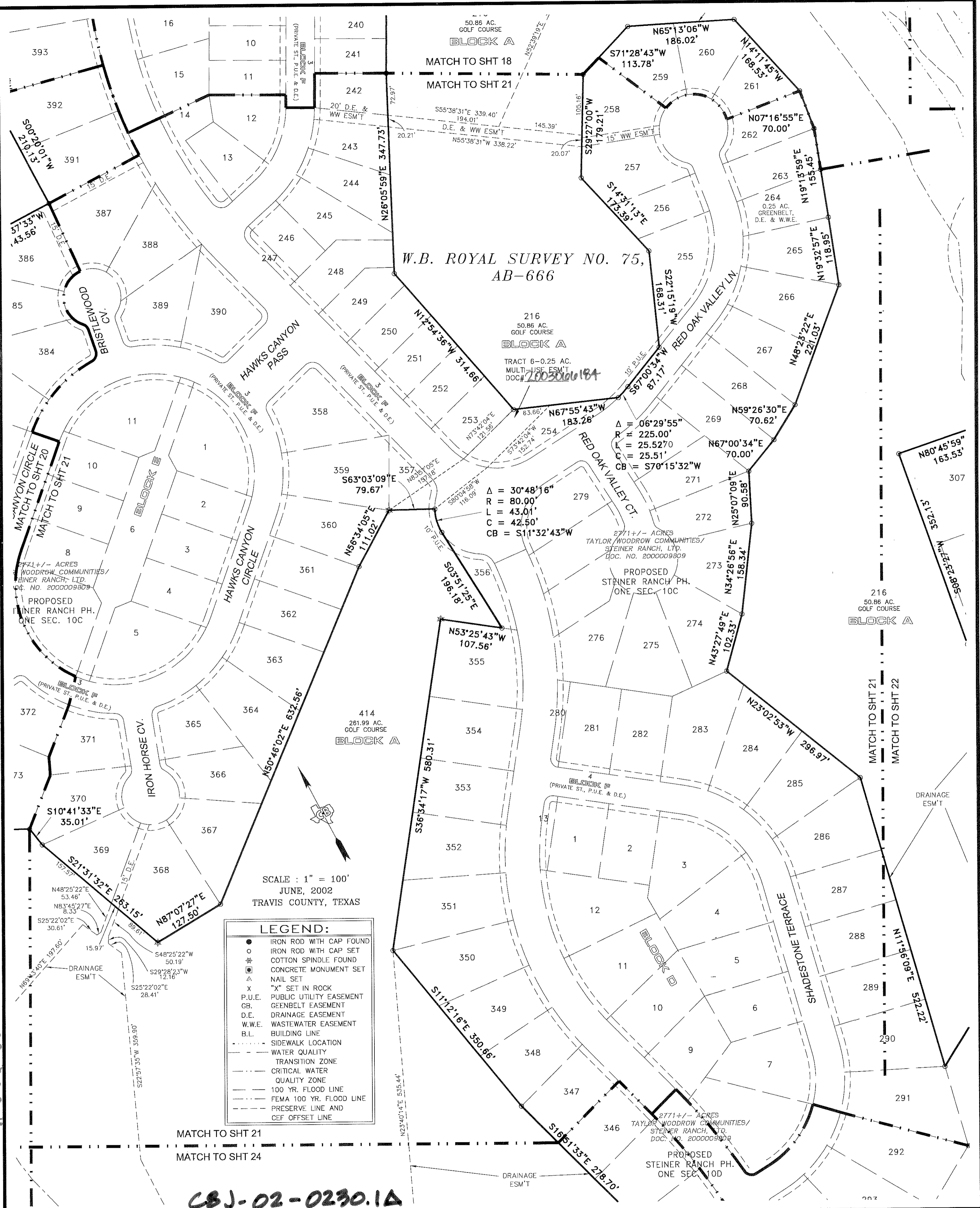
**SHEET**  
 20  
 OF  
 26  
 CB PLAT No.  
 050324009-01

CBJ 02-0230.1A

2003000165

3.20.03

# 050.00



CBJ-02-0230.1A

**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:** PDO3-008, PDO3-009, PDO3-010  
**PARTYCHIEF:** D. Mayeux, M. Mantia, C. Cotter  
**FIELDBOOKS:** 68, 235, 244

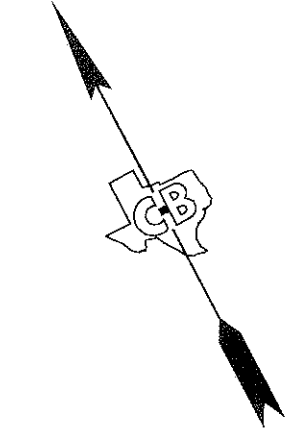
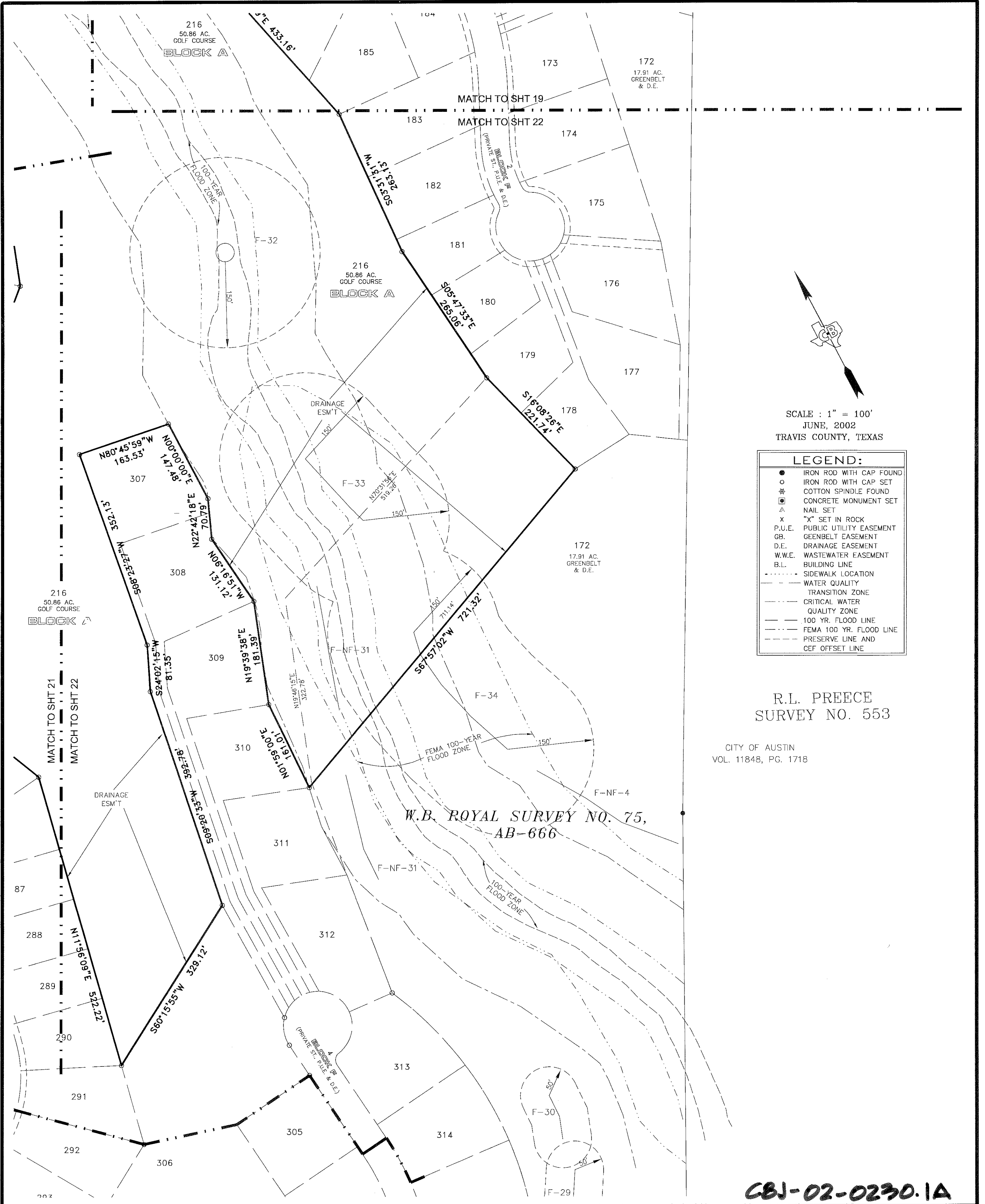
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**STEINER RANCH**  
**PHASE ONE**  
**SECTION 10A**

**SHEET**  
**21**  
**OF**  
**26**  
**CB PLAT No.**  
**050324009-01**

700300005



SCALE : 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊛	COTTON SPINDLE FOUND
■	CONCRETE MONUMENT SET
▲	NAIL SET
x	"X" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
GB.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY
---	TRANSITION ZONE
---	CRITICAL WATER
---	QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEMA 100 YR. FLOOD LINE
---	PRESERVE LINE AND
---	CEF OFFSET LINE

R.L. PREECE  
 SURVEY NO. 553

CITY OF AUSTIN  
 VOL. 11848, PG. 1718

W.B. ROYAL SURVEY NO. 75,  
 AB-666

CBJ-02-0230.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PDO3-008, PDO3-009, PDO3-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

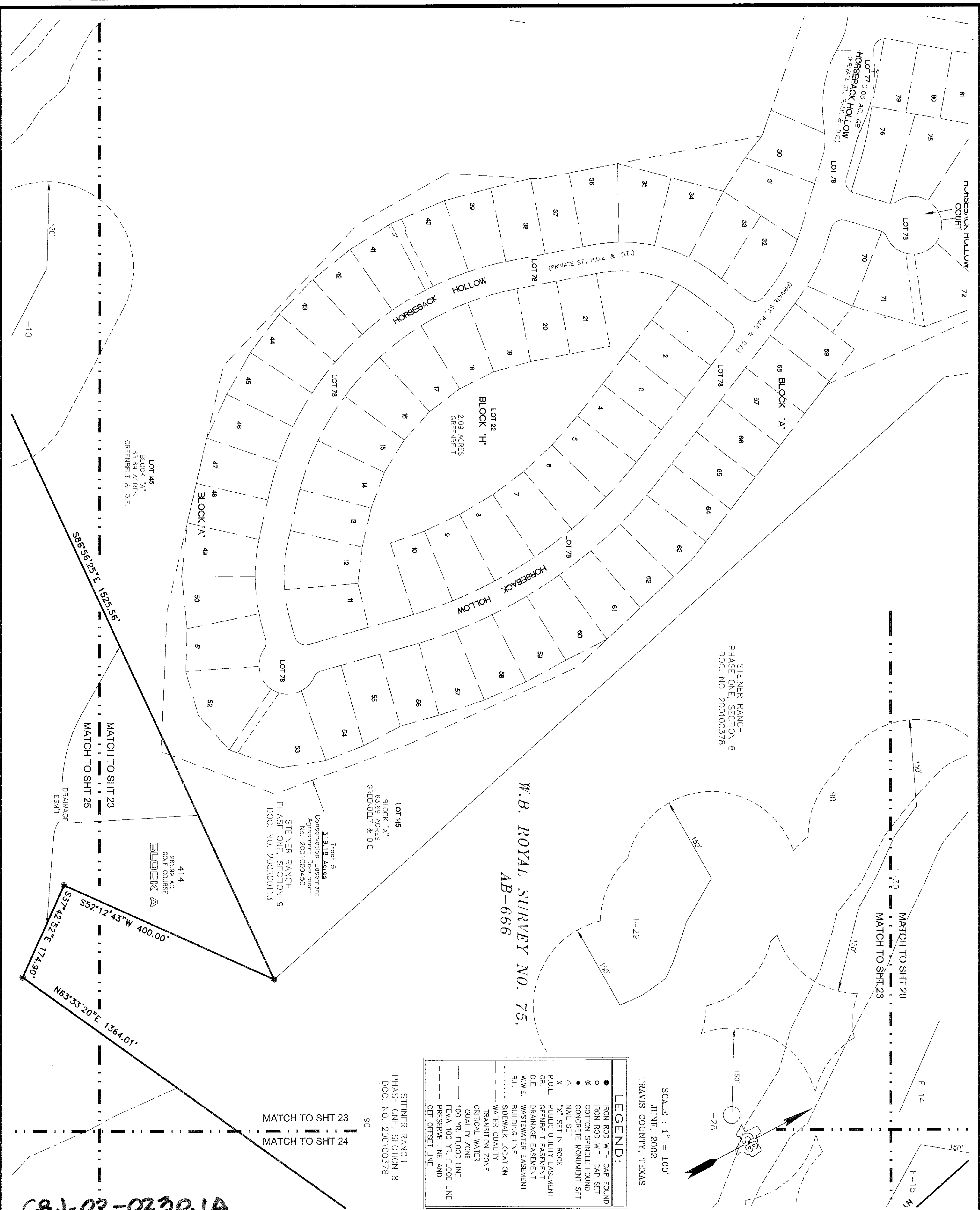
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**STEINER RANCH**  
**PHASE ONE**  
**SECTION 10A**

SHEET  
 22  
 OF  
 26  
 CB PLAT No.  
 050324009-01

20020002



$S52^{\circ}12'43''W$  400.00'  
 $S37^{\circ}42'52''E$  174.90'  
 $N63^{\circ}53'20''E$  1364.01'

LEGEND:

○	IRON ROD WITH CAP FOUND
●	IRON ROD WITH CAP SET
✱	COTTON SPINDLE FOUND
■	CONCRETE MONUMENT SET
▲	NAIL SET
X	*" SET IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
G.B.	GREENBELT EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK LOCATION
---	WATER QUALITY
---	TRANSITION ZONE
---	CRITICAL WATER QUALITY ZONE
---	100 YR. FLOOD LINE
---	FEWA 100 YR. FLOOD LINE
---	PRESERVE LINE AND DEF. OFFSET LINE

SCALE: 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

STEINER RANCH  
 PHASE ONE, SECTION 8  
 DOC. NO. 200100378

MATCH TO SHT 23  
 MATCH TO SHT 24

**CBJ-02-0230.1A**

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
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**STEINER RANCH  
 PHASE ONE  
 SECTION 10A**

SHEET	23
OF	26
CB PLAT No.	050324009-01



590003002

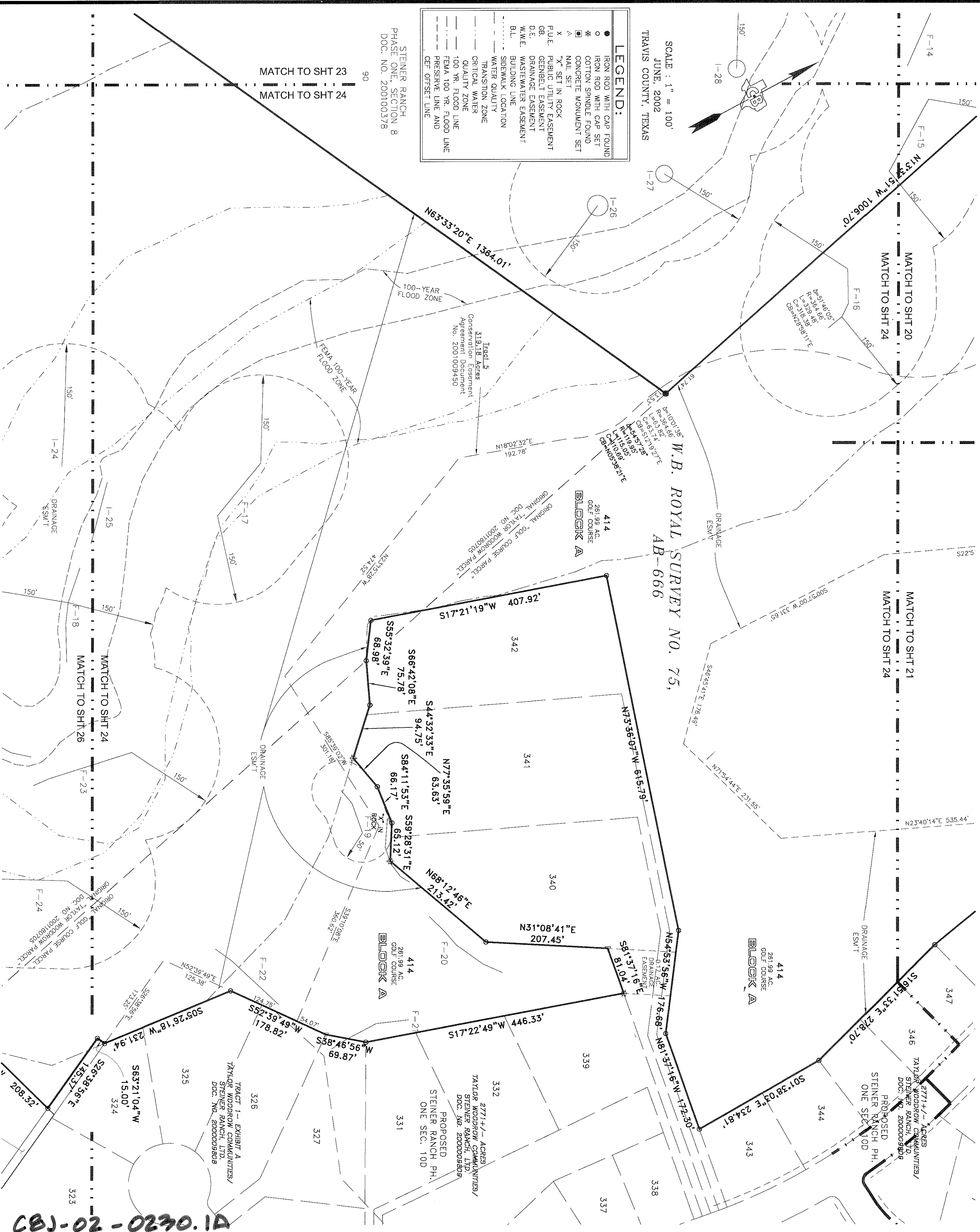
**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ✱ COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- ▲ NAIL SET
- ✕ "X" SET IN ROCK
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- D.E. DRAINAGE EASEMENT
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- 100 YR. FLOOD LINE
- FEMA 100 YR. FLOOD LINE
- PRESERVE LINE AND DEF. OFFSET LINE

SCALE: 1" = 100'  
 JUNE, 2002  
 TRAVIS COUNTY, TEXAS

STEINER RANCH  
 PHASE ONE, SECTION 8  
 DCC. NO. 200100378

MATCH TO SHT 23  
 MATCH TO SHT 24



CBJ-02-0270.1A

PROJECT: STEINER RANCH
PHASE ONE, SECTION 10A
JOB NUMBER: 05032400914052
DATE: JUNE, 2002
SCALE: 1" = 100'
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TECHNICIAN: AY,RLM
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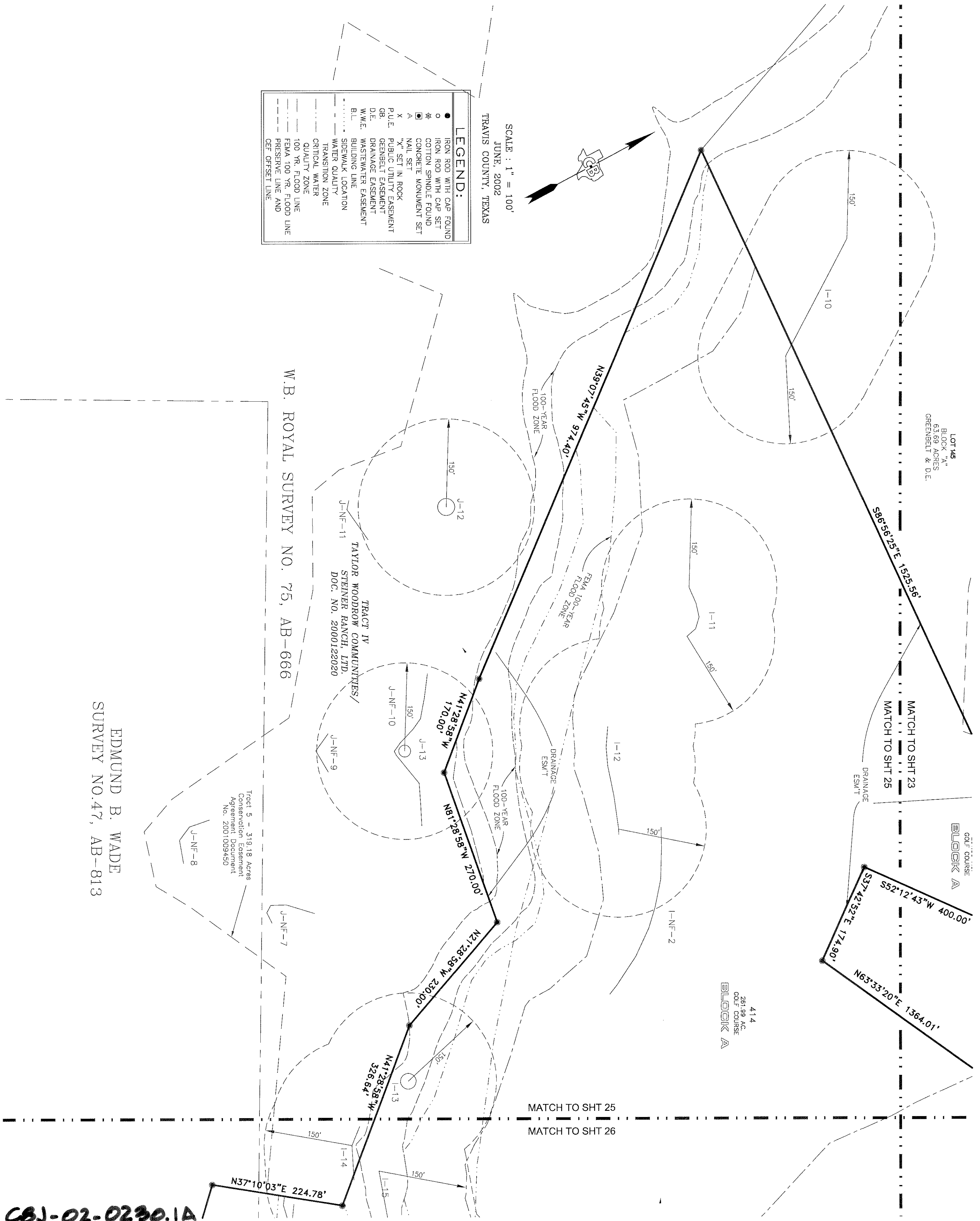
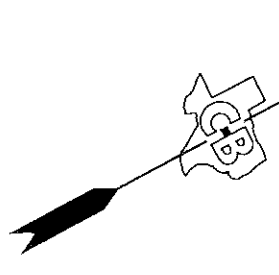
**STEINER RANCH**  
**PHASE ONE**  
**SECTION 10A**

SHEET
24
OF
26
CB PLAT No.
050324009-01

5100000002

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊗	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
▲	NAIL SET
X	X SET IN ROCK
—	P.U.E. PUBLIC UTILITY EASEMENT
—	G.B. GENBELT EASEMENT
—	D.E. DRAINAGE EASEMENT
—	W.W.E. WASTEWATER EASEMENT
—	B.L. BUILDING LINE
—	SIDEWALK LOCATION
—	WATER QUALITY
—	TRANSITION ZONE
—	CRITICAL WATER
—	QUALITY ZONE
—	100 YR. FLOOD LINE
—	FEMA 100 YR. FLOOD LINE
—	PRESERVE LINE AND
—	OFF-OFFSET LINE

SCALE: 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS



EDMUND B. WADE  
SURVEY NO. 47, AB-813

W.B. ROYAL SURVEY NO. 75, AB-666

TRACT IV  
TAYLOR WOODROW COMMUNITIES/  
STEINER RANCH, LTD.  
DOC. NO. 2000122020

Tract 5 - 319.18 Acres  
Conservation Easement  
Agreement Document  
No. 2001009450

LOT 145  
BLOCK "A"  
63.69 ACRES  
GREENBELT & D.E.

GOLF COURSE  
BLOCK A

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

CBJ-02-0230.1A

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_OnCall\009_Ph1Sec10\050324009-01
DESCRIPTION: PD03-008, PD03-009, PD03-010
PARTYCHIEF: D. Mayeux, M. Mantia, C. Cotter
FIELDBOOKS: 68, 235, 244

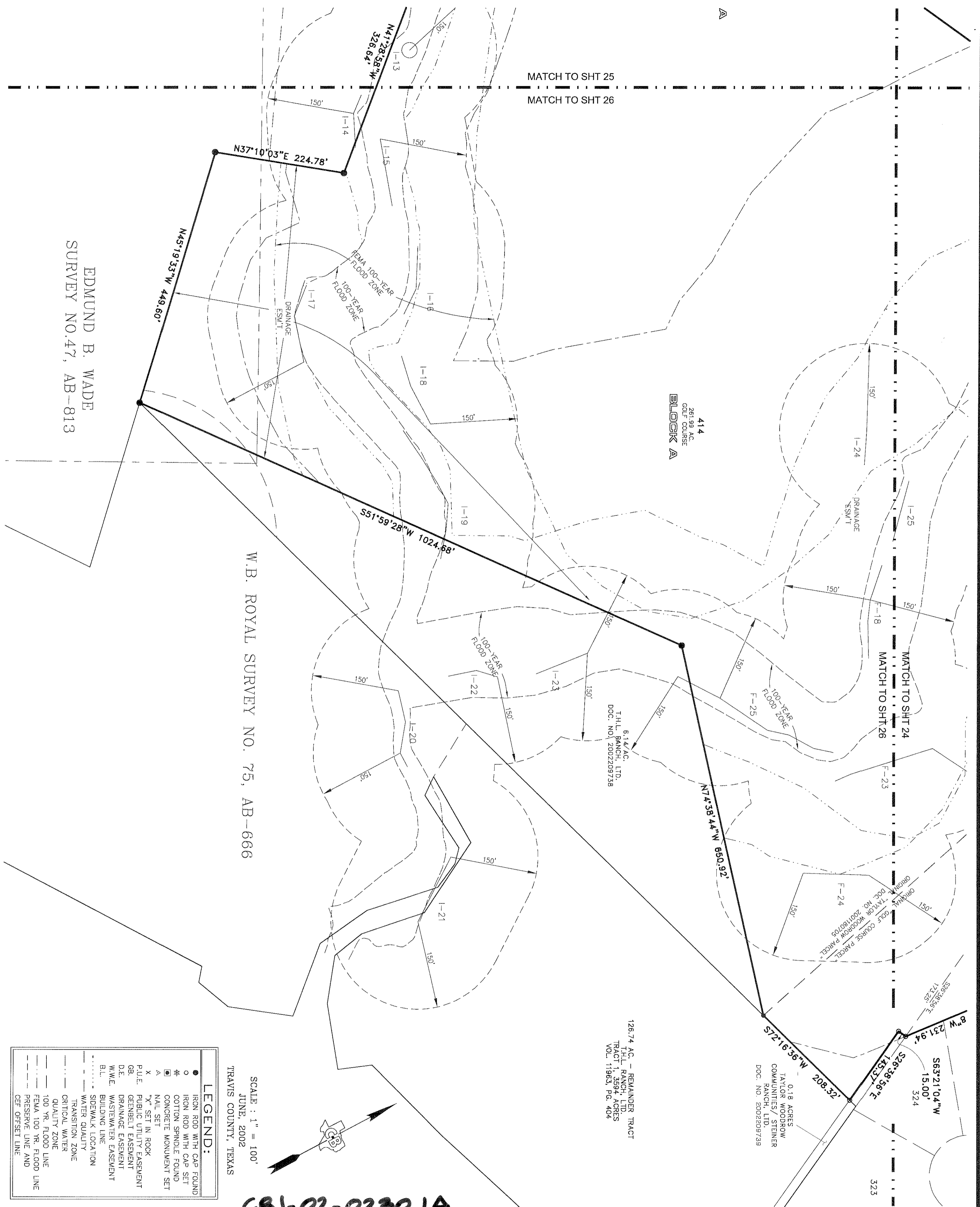
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*STEINER RANCH  
 PHASE ONE  
 SECTION 10A*

SHEET  
 25  
 OF  
 26  
 CB PLAT No.  
 050324009-01

5100002007



EDMUND B. WADE  
SURVEY NO. 47, AB-813

W.B. ROYAL SURVEY NO. 75, AB-666

414  
261.99 AC  
GOLF COURSE  
BLOCK A

8.14 AC.  
T.H.L. RANCH, LTD.  
DOC. NO. 2002209738

126.74 AC. - REMAINDER TRACT  
T.H.L. RANCH, LTD.  
TRACT 11, 339.4 ACRES  
VOL. 11903, PG. 404

0.18 ACRES  
TAYLOR WOODROW  
COMMUNITIES / STEINER  
RANCH, LTD.  
DOC. NO. 2002209739

SCALE: 1" = 100'  
JUNE, 2002  
TRAVIS COUNTY, TEXAS

CBJ-02-0230.1A

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊙	COITON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
▲	NAIL SET
×	"x" SET IN ROCK
—	P.U.E. PUBLIC UTILITY EASEMENT
—	G.B. GREENBELT EASEMENT
—	D.E. DRAINAGE EASEMENT
—	W.W.E. WASTEWATER EASEMENT
—	B.L. BUILDING LINE
—	SIDEWALK LOCATION
—	WATER QUALITY
—	TRANSITION ZONE
—	CRITICAL WATER
—	QUALITY ZONE
—	100 YR. FLOOD LINE
—	FEMA 100 YR. FLOOD LINE
—	PRESERVE LINE AND
—	CEP OFFSET LINE

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
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DESCRIPTION:	PD03-008, PD03-009, PD03-010
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*STEINER RANCH  
 PHASE ONE  
 SECTION 10A*

SHEET	26
OF	26
CB PLAT No.	050324009-01



PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## 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

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

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS  
THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, 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. 200009809 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 AS:

" 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. 2003213050 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 20th DAY OF October, 2003, 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

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

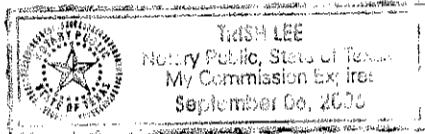
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th 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 20th DAY OF October, 2003, A.D.

Trish Lee  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



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 20th DAY OF October, 2003, A.D.



G. E. BUCHANAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4999 - STATE OF TEXAS  
FX, L.P.  
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

10/22/03  
DATE



ANTHONY SHALERSH  
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 November 4, 2003

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE 4 DAY OF November, 2003.

JOE MANTALION, P.E., ACTING 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 4 DAY OF November, 2003, A.D.

Betty Baker  
BETTY BAKER, CHAIRPERSON

Clarke Hammond  
CLARKE HAMMOND, SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS 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 18 DAY OF November, 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 8, PAGE(S) 46.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 20 DAY OF November, 2003, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

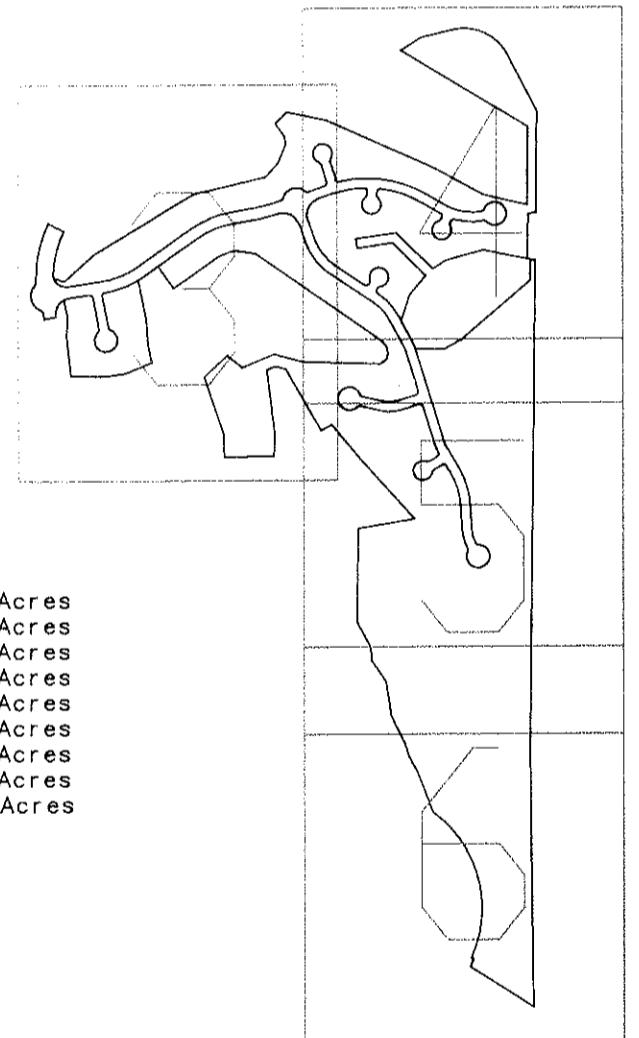
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF NOVEMBER, 2003, AT 4:31 O'CLOCK P.M., AND DULY RECORDED ON THE 20 DAY OF NOVEMBER, 2003, A.D., AT 4:31 O'CLOCK P.M., IN THE RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 200300313 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

DEPUTY

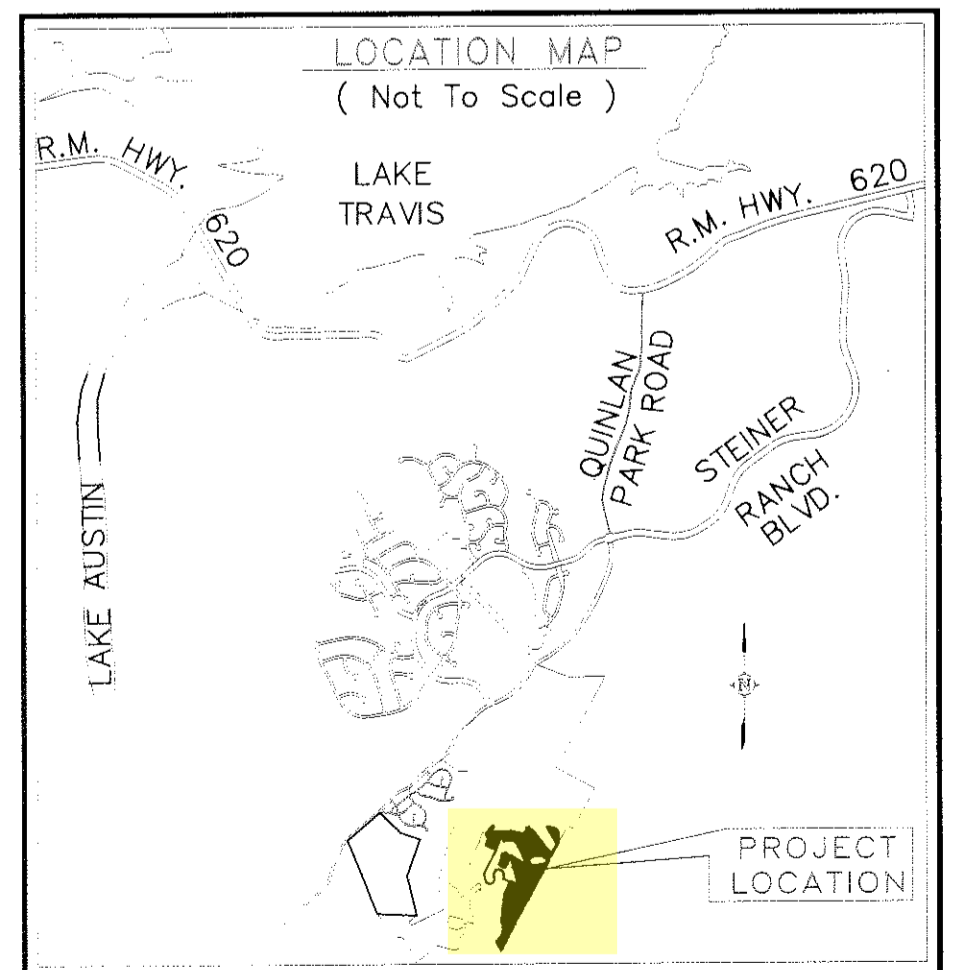
K. HAYWOOD  
DEPUTY



Proposed Impervious Cover	Per Residential Lot Size	Lot Size	Acres
< 0.132 ac	0 X	2,000	0.00 Acres
0.132 ac to 0.230 ac	0 X	2,500	0.00 Acres
0.230 ac to 0.281 ac	7 X	3,000	0.48 Acres
0.281 ac to 0.344 ac	32 X	3,500	2.57 Acres
0.344 ac to 0.499 ac	39 X	4,250	3.81 Acres
0.499 ac to 1.000 ac	31 X	5,000	3.56 Acres
1.000 ac to 3.000 ac	3 X	7,000	0.48 Acres
> 3.000 ac	0 X	10,000	0.00 Acres
Total =	112	=	10.90 Acres

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'
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	112
GREENBELT/DRAINAGE	6
PRIVATE STREET	1
TOTAL NUMBER OF LOTS	119
TOTAL NUMBER OF BLOCKS	2



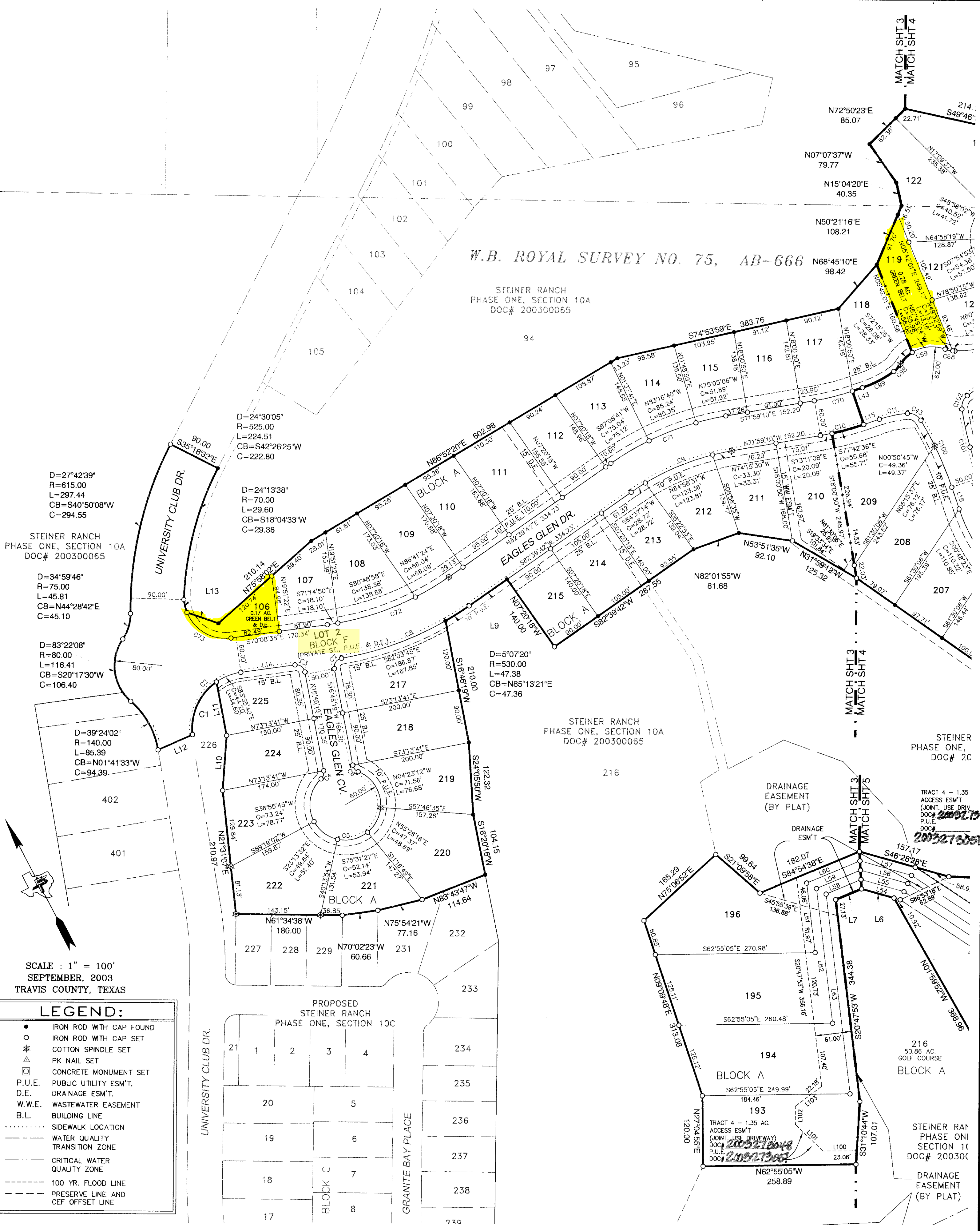
PROJECT: STEINER RANCH  
PHASE 1, SECTION 10B  
JOB NUMBER: 259002.01  
DATE: OCTOBER 2003  
SCALE: 1" = 100'  
SURVEYOR: G. E. BUCHANAN, RPLS No.4999  
TECHNICIAN: RLM  
DRAWING: Steiner Ranch\259003\_Ph1Sec6\acad\FinalPlat  
DESCRIPTION: PD03-014, PD03-015  
PARTYCHIEF: D. Mayeux  
FIELDBOOKS: 20

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  
1  
OF  
6  
CFX PLAT No.  
259002-01





STEINER RANCH  
PHASE ONE, SECTION 10A  
DOC# 200300065

STEINER RANCH  
PHASE ONE, SECTION 10A  
DOC# 200300065

STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

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STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

D=27°42'39"  
R=615.00  
L=297.44  
CB=S40°50'08"W  
C=294.55

D=24°30'05"  
R=525.00  
L=224.51  
CB=S42°26'25"W  
C=222.80

D=24°13'38"  
R=70.00  
L=29.60  
CB=S18°04'33"W  
C=29.38

D=34°59'46"  
R=75.00  
L=45.81  
CB=N44°28'42"E  
C=45.10

D=83°22'08"  
R=80.00  
L=116.41  
CB=S20°17'30"W  
C=106.40

D=39°24'02"  
R=140.00  
L=85.39  
CB=N01°41'33"W  
C=94.39

D=5°07'20"  
R=530.00  
L=47.38  
CB=N85°13'21"E  
C=47.36

SCALE: 1" = 100'  
SEPTEMBER, 2003  
TRAVIS COUNTY, TEXAS

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
✱	COTTON SPINDLE SET
△	PK NAIL SET
□	CONCRETE MONUMENT SET
P.U.E.	PUBLIC UTILITY ESM'T.
D.E.	DRAINAGE ESM'T.
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK LOCATION
---	WATER QUALITY TRANSITION ZONE
- - - -	CRITICAL WATER QUALITY ZONE
- - - -	100 YR. FLOOD LINE
- - - -	PRESERVE LINE AND CEF OFFSET LINE

PROJECT: STEINER RANCH PHASE ONE, SECTION 10B	
JOB NUMBER: 259002.01	DATE: OCTOBER 2003
SCALE: 1" = 100'	SURVEYOR: G. E. BUCHANAN, RPLS No.4999
TECHNICIAN: RLM	DRAWING: Steiner Ranch\259003_Ph1Sec6\acad\FinalPlat
DESCRIPTION: PD03-014, PD03-015	PARTYCHIEF: D. Mayeux
FIELDBOOKS: 20	



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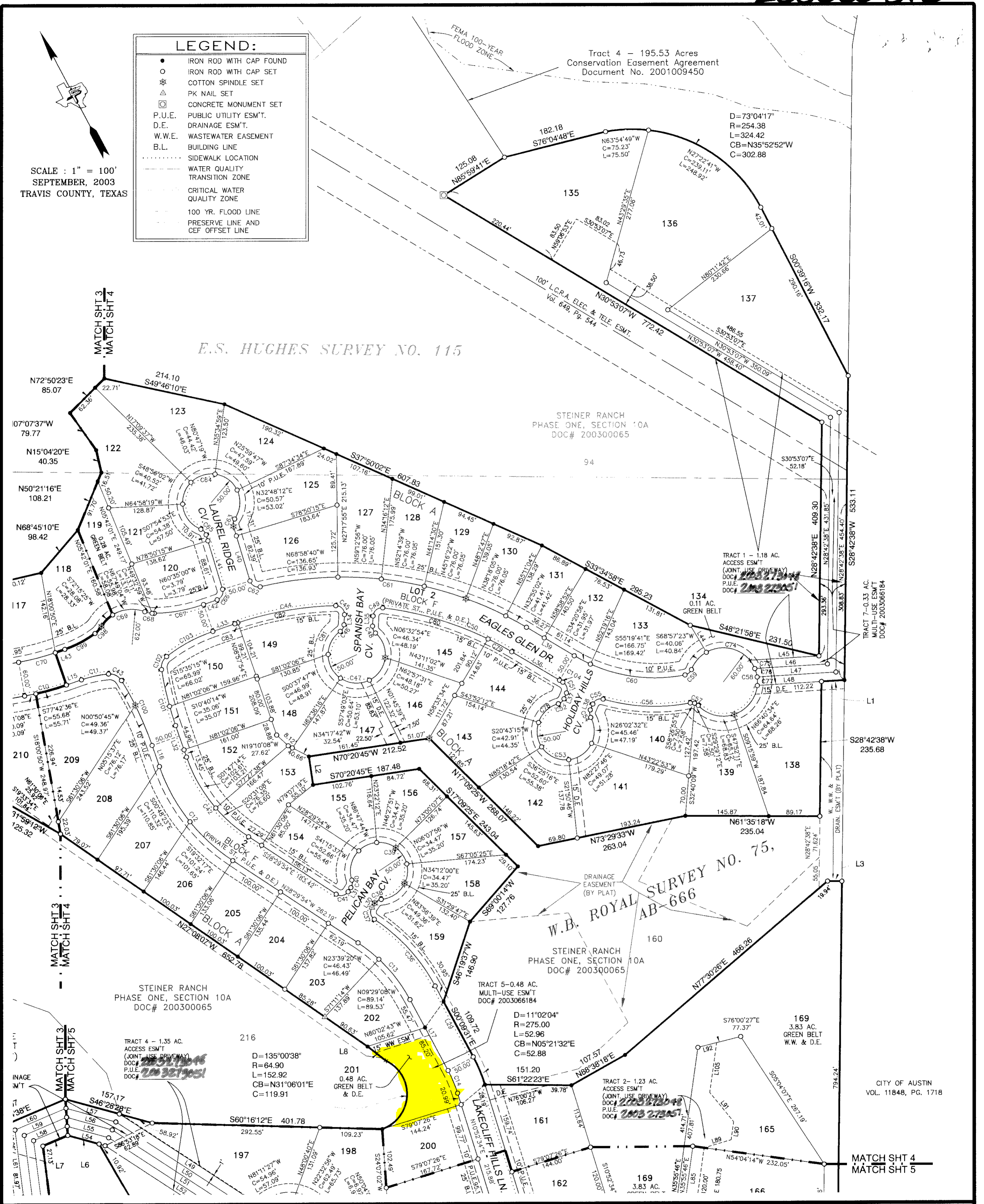
**STEINER RANCH  
PHASE ONE  
SECTION 10B**

SHEET 3 OF 6
CFX PLAT No. 259002-01

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊗ COTTON SPINDLE SET
- △ PK NAIL SET
- ⊠ CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY ESM'T.
- D.E. DRAINAGE ESM'T.
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- ..... WATER QUALITY TRANSITION ZONE
- ..... CRITICAL WATER QUALITY ZONE
- ..... 100 YR. FLOOD LINE
- ..... PRESERVE LINE AND CEF OFFSET LINE

SCALE: 1" = 100'  
 SEPTEMBER, 2003  
 TRAVIS COUNTY, TEXAS



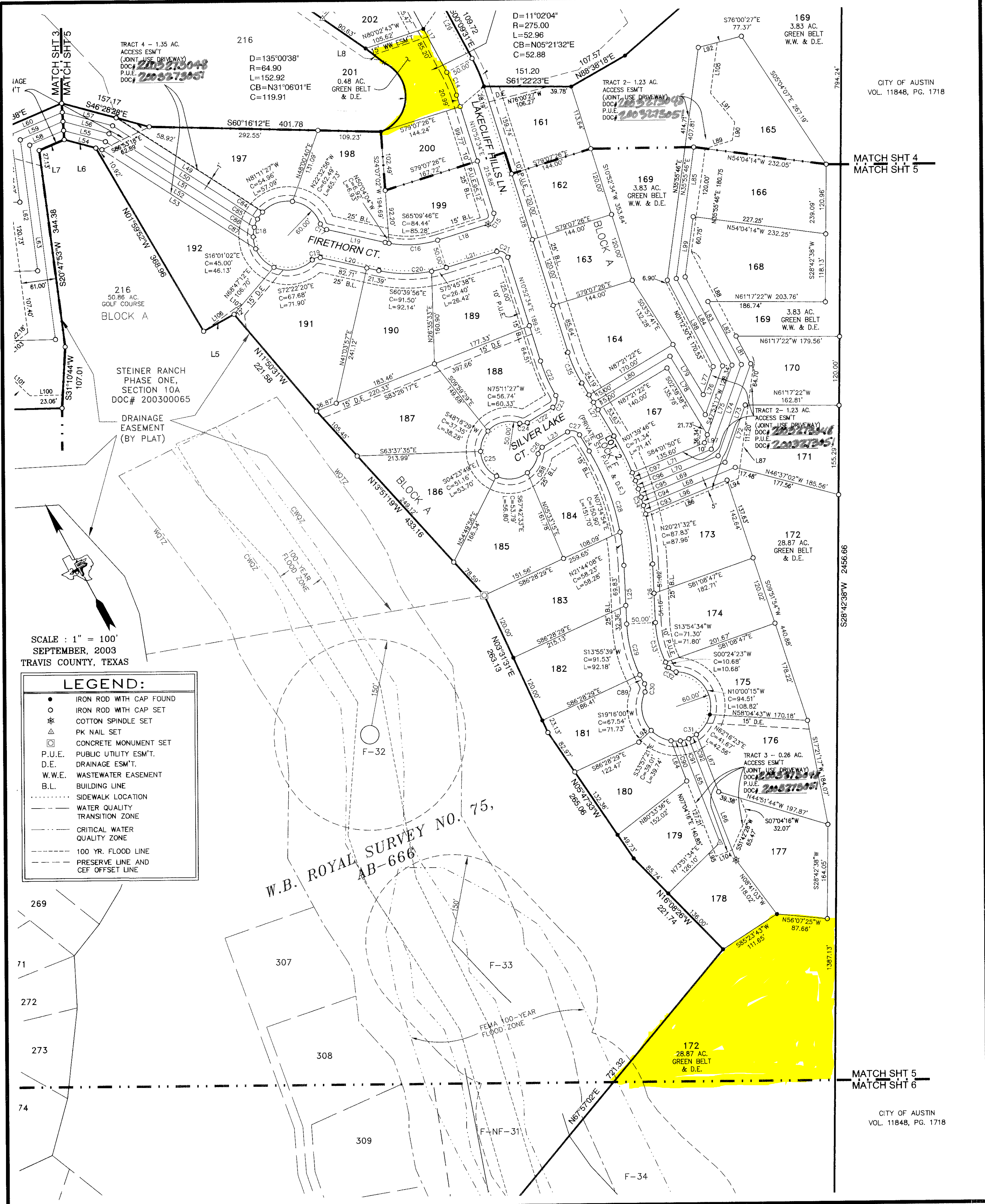
PROJECT: STEINER RANCH
PHASE 1, SECTION 10B
JOB NUMBER: 259002.01
DATE: OCTOBER 2003
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SURVEYOR: G. E. BUCHANAN, RPLS No.4999
TECHNICIAN: RLM
DRAWING: Steiner Ranch\259003_Ph1SecB\acad\FinalPlat
DESCRIPTION: PD03-014, PD03-015
PARTYCHIEF: D. Mayeux
FIELDBOOKS: 20

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*STEINER RANCH*  
*PHASE ONE*  
*SECTION 10B*

SHEET
4
OF
6
CFX PLAT No.
259002-01





CITY OF AUSTIN VOL. 11848, PG. 1718

MATCH SHT 4  
MATCH SHT 5

MATCH SHT 5  
MATCH SHT 6

CITY OF AUSTIN VOL. 11848, PG. 1718

SCALE: 1" = 100'  
SEPTEMBER, 2003  
TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE SET
- △ PK NAIL SET
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY ESM'T.
- D.E. DRAINAGE ESM'T.
- W.W.E. WASTEWATER EASEMENT
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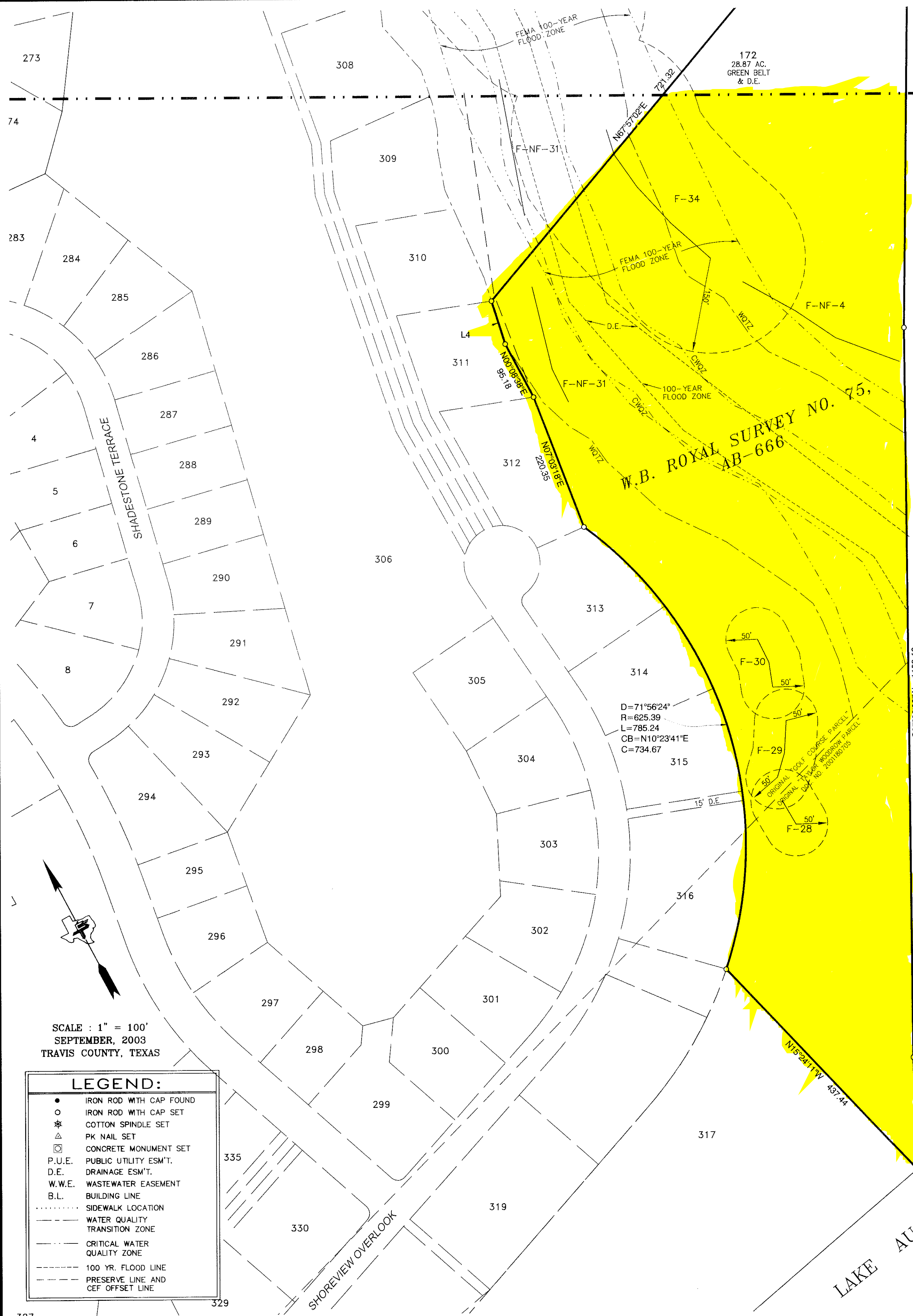
W.B. ROYAL SURVEY NO. 75,  
AB-666

PROJECT: STEINER RANCH
PHASE 1, SECTION 10B
JOB NUMBER: 259002.01
DATE: OCTOBER 2003
SCALE: 1" = 100'
SURVEYOR: G. E. BUCHANAN, RPLS No.4999
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DESCRIPTION: PD03-014, PD03-015
PARTYCHIEF: D. Mayeux
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*STEINER RANCH  
PHASE ONE  
SECTION 10B*

SHEET
5
OF
6
CFX PLAT No.
259002-01



MATCH SHT 5  
MATCH SHT 6

CITY OF AUSTIN  
VOL. 11848, PG. 1718

SCALE : 1" = 100'  
SEPTEMBER, 2003  
TRAVIS COUNTY, TEXAS

**LEGEND:**

●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
✱	COTTON SPINDLE SET
△	PK NAIL SET
⊠	CONCRETE MONUMENT SET
P.U.E.	PUBLIC UTILITY ESM'T.
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-----	WATER QUALITY TRANSITION ZONE
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<b>PROJECT: STEINER RANCH</b>	
PHASE 1, SECTION 10B	
JOB NUMBER:	259002.01
DATE:	OCTOBER 2003
SCALE:	1" = 100'
SURVEYOR:	G. E. BUCHANAN, RPLS No.4999
TECHNICIAN:	RLM
DRAWING:	Steiner Ranch\259003_Ph1Sec6\acad\FinalPlat
DESCRIPTION:	PD03-014, PD03-015
PARTYCHIEF:	D. Mayeux
FIELDBOOKS:	20

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*STEINER RANCH*  
*PHASE ONE*  
*SECTION 10B*

SHEET	6
OF	6
CFX PLAT No.	259002-01



PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## 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

*Dana DeBeauvoir*

2005 Jul 07 10:09 AM 200500165

HAYWOODK \$136.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

7.7.05

#136.00

200500165

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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. 200009809 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. 2005121540 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<sup>st</sup> DAY OF may, 2005, 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

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

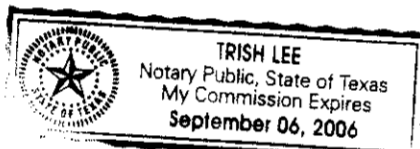
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31<sup>st</sup> 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 31<sup>st</sup> DAY OF may, 2005, A.D.

Trish Lee  
NOTARY PUBLIC IN AND  
FOR TRAVIS COUNTY, TEXAS



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 31<sup>st</sup> DAY OF May, 2005, A.D.



Paul C. Sauve  
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.

DATE 6-2-05



Anthony Shaleesh  
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 7 DAY OF June, 2005.

Joe Pantaloni  
JOE PANTALONI, 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 7<sup>th</sup> DAY OF June, 2005, A.D.

Betty Baker Clarke Hammond  
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, 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 14 DAY OF June, 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 COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 7 DAY OF July, 2005, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Melissa Velasquez  
DEPUTY



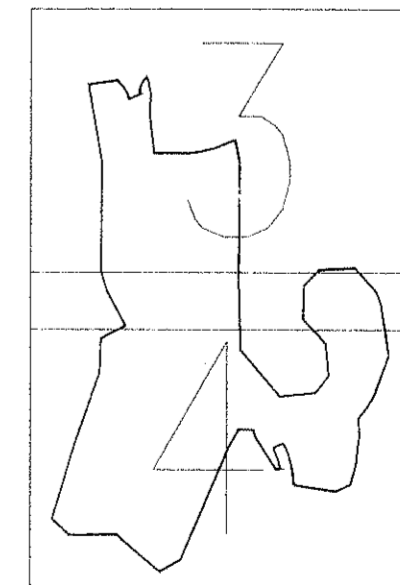
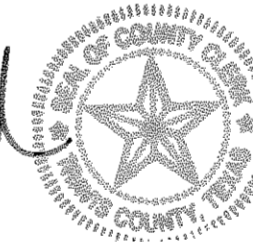
THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 7<sup>th</sup> DAY OF July, 2005, AT 10:09 O'CLOCK A.M., AND DULY RECORDED ON THE 7<sup>th</sup> DAY OF July, 2005, A.D., AT 10:09 O'CLOCK A.M., IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200500165 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 7<sup>th</sup> DAY OF July, 2005, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

K. Haywood  
DEPUTY  
K. HAYWOOD



CFE  
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.  
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  
**1**  
OF 5

PHOTOGRAPHIC MYLAR

200500165

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.
- 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.
- 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.
- 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.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WCID NO. 17 PLANS AND SPECIFICATIONS.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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  
RED OAK VALLEY LANE - SOUTH AND EAST SIDES  
RED OAK VALLEY COURT - 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.
- 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 6/21/05, 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. 200512141, 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.
- MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- THIS SUBDIVISION IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED WHICH IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED BY ORDINANCE NO. 011025-49.
- 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 10C OR SUCCESSOR IN TITLE.  
  
BLOCK A, LOTS 226, 244, 251, 259, 279C, 356, 357, 390A & 404.  
BLOCK C, LOT 10  
BLOCK E, LOT 6  
  
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 TO BE 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. 2005121542, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
  
A PORTION OF LOTS 259 AND 404, BLOCK A ARE RESERVED AS A LIFT STATION/WASTE WATER EASEMENT TO BE MAINTAINED BY WCID #17.
- 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.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND / OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPT. 17, 2002, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.
- 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 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.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 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.
- 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.

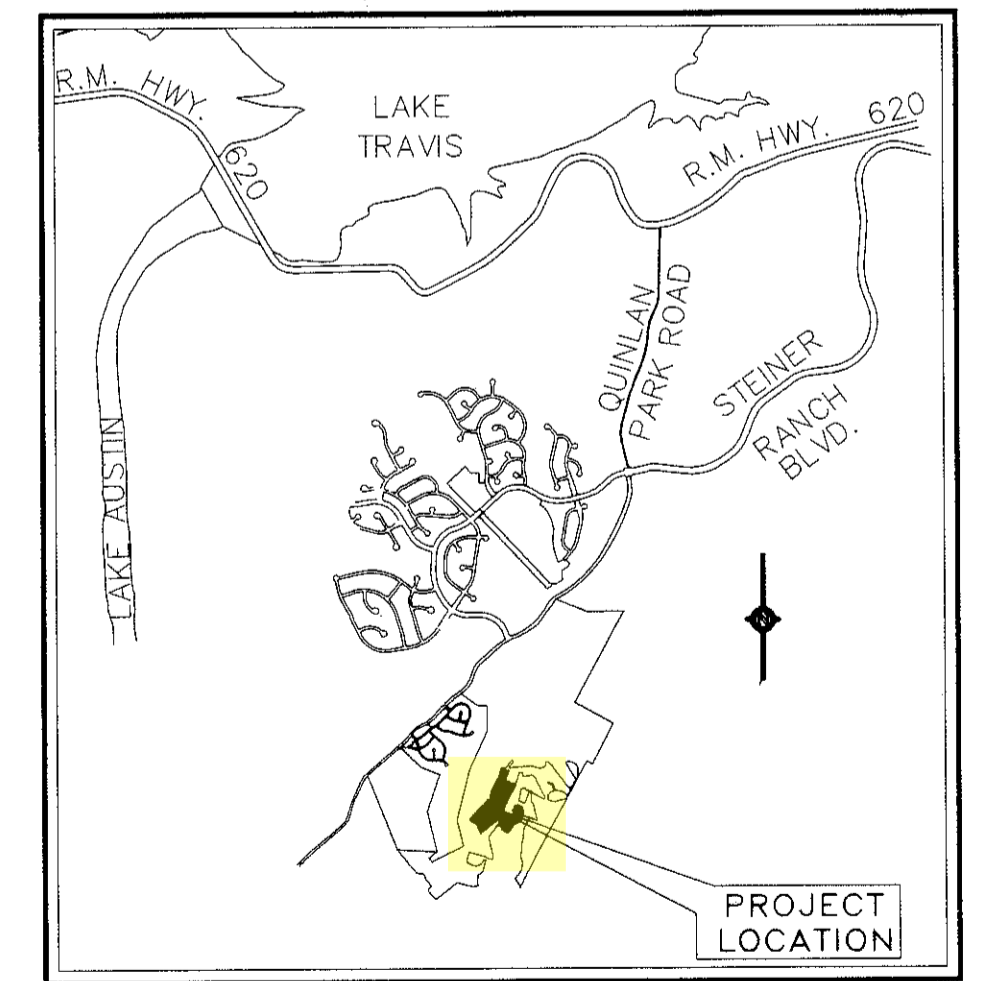
GENERAL NOTES: CONTINUED

- 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.
- 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.
- 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.
- 15' DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.
- 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.
- 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.
- 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.
- ALL FLAG LOTS HAVE 15' OF FRONTAGE AT THE STREET.
- 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.
- BENCH MARK LIST  
CB-SR-10C-1 ELEVATION 773.21'  
"a" 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.  
  
CB-SR-10C-2 ELEVATION 776.02'  
TOP OF PLASTIC CAP ON 5/8-INCH IRON SET IN CONCRETE AT SOUTH CORNER OF LOT 357 BLOCK A, IN THE WEST RIGHT-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'
<b>TOTAL LINEAR FOOTAGE OF STREETS</b>	<b>6568</b>	
<b>TOTAL ACRES</b>	<b>48.16 ACRES</b>	
<b>LOT SUMMARY</b>		
SINGLE FAMILY RESIDENTIAL	117	
GREENBELT/DRAINAGE	11	
PRIVATE STREET	1	
<b>TOTAL NUMBER OF LOTS</b>	<b>129</b>	
<b>TOTAL NUMBER OF BLOCKS</b>	<b>3</b>	

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	16 X	2,500	0.918 Acres	
Lot Size	0.230 ac to 0.281 ac	42 X	3,000	2.893 Acres	
Lot Size	0.281 ac to 0.344 ac	23 X	3,500	1.848 Acres	
Lot Size	0.344 ac to 0.499 ac	35 X	4,250	3.415 Acres	
Lot Size	0.499 ac to 1.000 ac	1 X	5,000	0.115 Acres	
Lot Size	1.000 ac to 3.000 ac	0 X	7,000	0.000 Acres	
Lot Size	> 3.000 ac	0 X	10,000	0.000 Acres	
	<b>Total =</b>	<b>117</b>	<b>=</b>	<b>9.189 Acres</b>	

LOCATION MAP  
(Not To Scale)

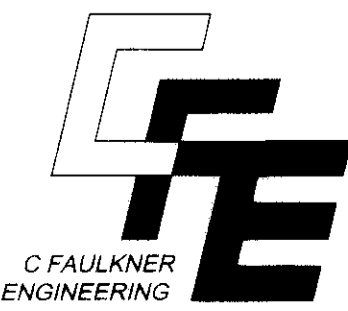


**OWNER**  
TWC/STEINER RANCH, L.L.C.  
3405 GRIMES RANCH ROAD  
AUSTIN, TEXAS 78732  
PHONE: (512)266-3865  
FAX: (512)266-9342

**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

PHOTOGRAPHIC MYLAR



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

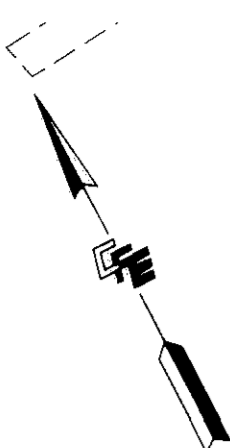
TRAVIS COUNTY, TEXAS	
DATE:	MARCH, 2005
SURVEYOR:	PAUL C. SAUVE, JR., RPLS No.2518
TECHNICIAN:	RLM
FIELDBOOK:	SR-10C
JOB NUMBER:	2023.005.04
DESCRIPTION:	N/A
DRAWING:	J:\TWC\Steiner\Ph1Sec10\acad\FinalPlat

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  
  
**2**  
OF 5

200500165

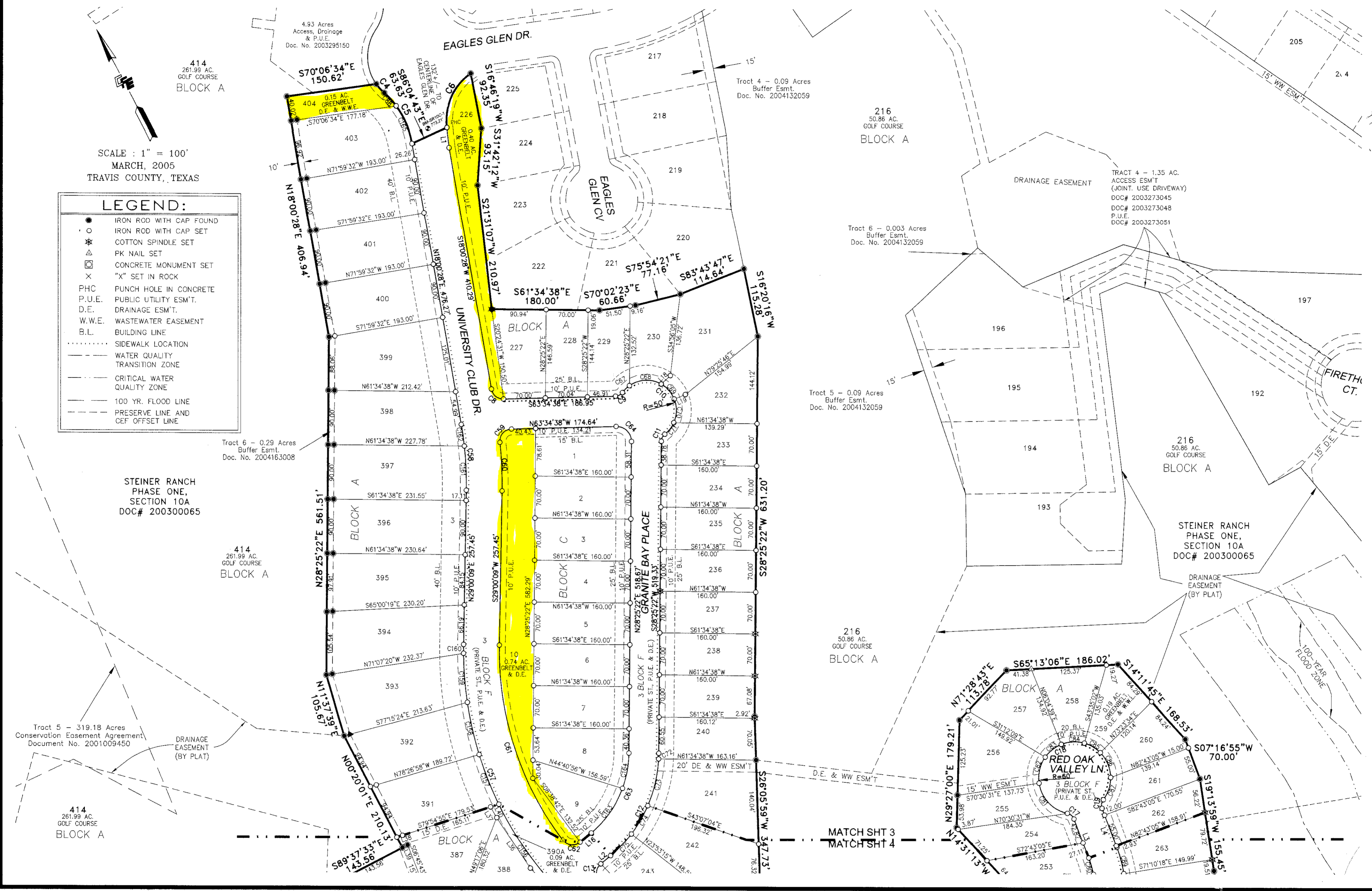


414  
261.99 AC.  
GOLF COURSE  
BLOCK A

SCALE : 1" = 100'  
MARCH, 2005  
TRAVIS COUNTY, TEXAS

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ⊛ COTTON SPINDLE SET
- △ PK NAIL SET
- ⊠ CONCRETE MONUMENT SET
- × "X" SET IN ROCK
- PHC PUNCH HOLE IN CONCRETE
- P.U.E. PUBLIC UTILITY ESM'T.
- D.E. DRAINAGE ESM'T.
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE



STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

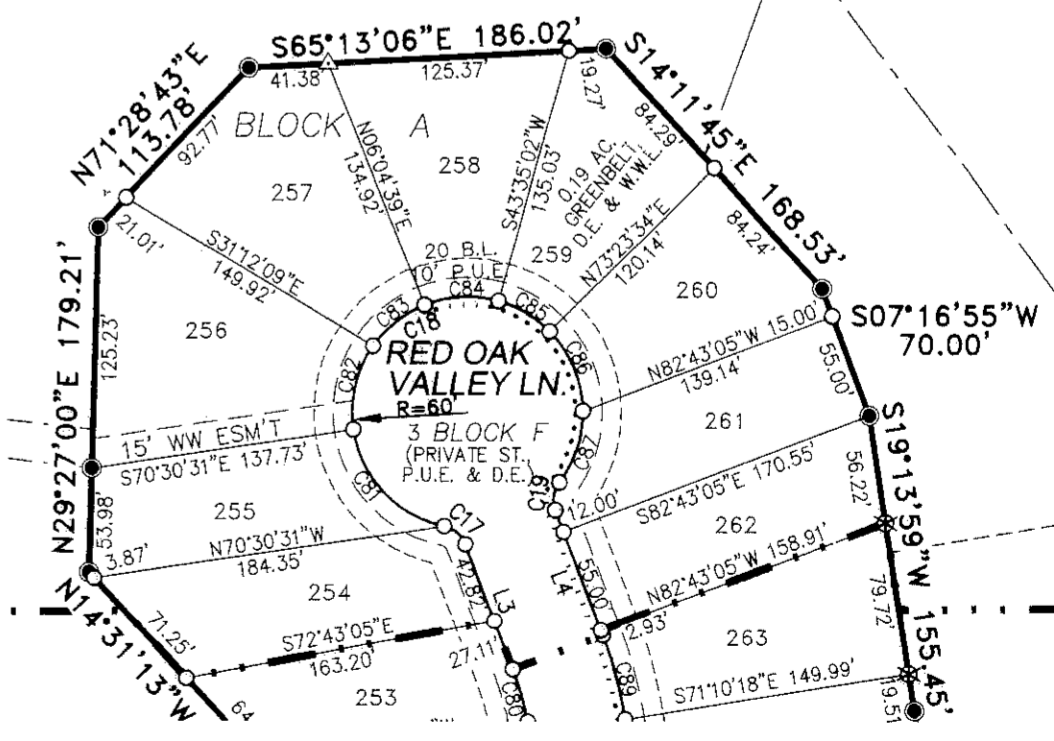
Tract 5 - 319.18 Acres  
Conservation Easement Agreement  
Document No. 2001009450

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

216  
50.86 AC.  
GOLF COURSE  
BLOCK A

216  
50.86 AC.  
GOLF COURSE  
BLOCK A

STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065



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  
**3**  
OF 5

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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

200500165

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

**LEGEND:**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- ✱ COTTON SPINDLE SET
- △ PK NAIL SET
- CONCRETE MONUMENT SET
- × "X" SET IN ROCK
- P.U.E. PUBLIC UTILITY ESM'T.
- D.E. DRAINAGE ESM'T.
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- ..... SIDEWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE

STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

SCALE : 1" = 100'  
MARCH, 2005  
TRAVIS COUNTY, TEXAS

STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

Tract 7 - 0.002 Acres  
Buffer Esm't.  
Doc. No. 2004163008

Tract 5 - 319.18 Acres  
Conservation Easement Agreement  
Document No. 2001009450

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

DRAINAGE  
EASEMENT  
(BY PLAT)

Tract 8 - 0.002 Acres  
Buffer Esm't.  
Doc. No. 2004163008

STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

414  
261.99 AC.  
GOLF COURSE  
BLOCK A

0.38 AC.  
TEMP. DRAINAGE  
DOC# 2005021643

2771+/- ACRES  
TAYLOR WOODROW COMMUNITIES/  
STEINER RANCH, LTD.  
DOC. NO. 2000009809

216  
50.86 AC.  
GOLF COURSE  
BLOCK A


STEINER RANCH  
PHASE ONE,  
SECTION 10A  
DOC# 200300065

MATCH SHT 3  
MATCH SHT 4

216  
50.86 AC.  
GOLF COURSE  
BLOCK A

TRACT 6-0.25 AC.  
MULTI-USE ESM'T  
DOC# 2003066184

0.38 AC.  
TEMP. DRAINAGE  
DOC# 2005021643



**C FAULKNER  
ENGINEERING**

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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  
PhiSec10C-FP.dwg

4  
OF 5

PHOTOGRAPHIC MYLAR

C8102.0206.01.1







TRV  
5 PGS

201100206

# PLAT

## PLAT RECORDS INDEX SHEET:

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

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

RESUBDIVISION? YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE -- 2011190572

## RETURN:

TO BE PICKED UP BY CITY OF AUSTIN

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

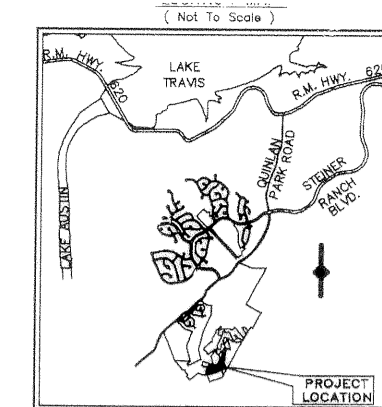
Dec 29, 2011 10:13 AM 201100206

MITCHELLM: \$146.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS

# CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

SHEET 1 OF 5



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

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

201100206

12-29-11

PHOTOGRAPHIC MYLAR \$146.00

201100206

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

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH JAMES D. BLASEK, VICE 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 KNOWN AS

RESUBDIVISION

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

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE 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 31<sup>st</sup> 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

BY: ADIB KHOURY, VICE PRESIDENT  
TWC/STEINER RANCH, L.L.C.  
805 LAS CIMAS PARKWAY, SUITE 350  
AUSTIN, TEXAS  
FAX: (512)328-7988

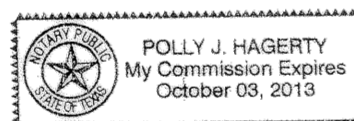
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN 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 AUSTIN.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 15<sup>th</sup> DAY OF November, 2011.

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 15<sup>th</sup> DAY OF November, 2011, A.D.

BETTY BAKER, CHAIRPERSON  
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 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 20<sup>th</sup> DAY OF December, 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 29<sup>th</sup> DAY OF December, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

G. Porter  
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 29<sup>th</sup> DAY OF DECEMBER, 2011, AT 10:10 O'CLOCK A.M., AND DULY RECORDED ON THE 29<sup>th</sup> DAY OF DECEMBER, 2011, A.D., AT 10:13 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201100206 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 29<sup>th</sup> DAY OF DECEMBER, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

M. Mitchell  
DEPUTY

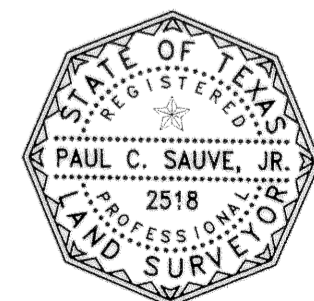


THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

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, 2011, A.D.

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



TEXAS ENGINEERING SOLUTIONS logo and contact information: 5000 BEE CAVES ROAD, SUITE 206, AUSTIN, TEXAS 78746. Phone: 512-904-0505. Website: www.ast.com

Table with 2 columns: Field Name and Value. Fields include SURVEY DATE (MAY, 2011), SURVEYOR (PAUL C. SAUVE, RPLS# 2518), TECHNICIAN (PCS), FIELDBOOK (FIELDBOOK), JOB NUMBER (1112), DESCRIPTION (N/A), CLIENT (TAYLOR MORRISON, TEXAS), and PLOT DATE.

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

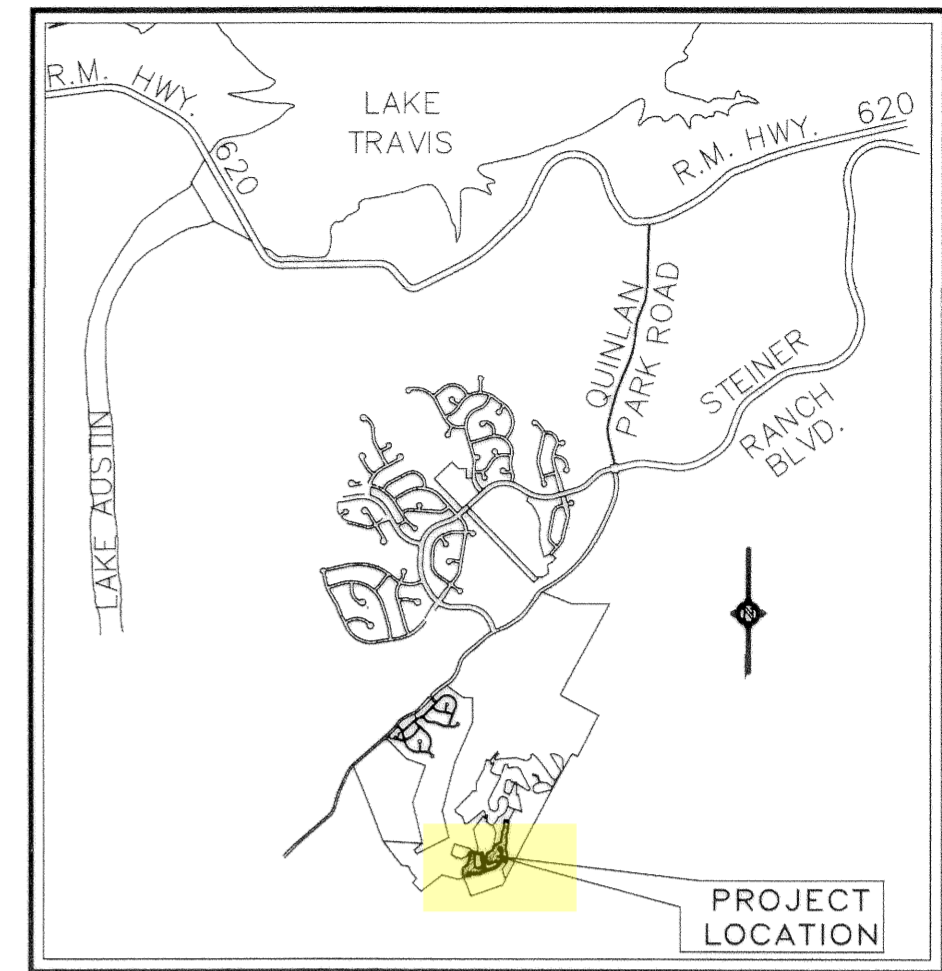
SHEET 2 OF 5

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 COUNTY WCID#17.
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 ELEVATION 773.21'
" " CUT IN BACK OF CURB OF SECOND ISLAND 120' +/- SOUTH OF CENTERLINE OF LANDSCAPE CIRCLE AT INTERSECTION OF UNIVERSITY CLUB DRIVE AND EAGLES GLEN DRIVE.
BM-SR-10D-1 ELEVATION 763.37'
" " 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 THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICES LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

LOCATION MAP ( Not To Scale )



Assumed Impervious Cover Per Residential Lot Size table with columns for Lot Size, Area, and Acres.

LINE DATA TABLE

Table with columns: NUM, BEARING, DISTANCE. Lists line segments L1 through L17.

CURVE DATA TABLE

Table with columns: NUM, DELTA, ARC, RADIUS, BEARING, DISTANCE. Lists curve segments C1 through C46.

TOTAL ACRES: 15.17 ACRES
LOT SUMMARY: SINGLE FAMILY RESIDENTIAL 33, GREENBELT/DRAINAGE 1, TOTAL NUMBER OF LOTS 34, TOTAL NUMBER OF BLOCKS 2
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

Travis County, Texas Survey Information Table including Survey Date, Surveyor, Technician, Fieldbook, Job Number, Description, Client, and Plot Date.

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

PHOTOGRAPHIC MYLAR

201100202

SEE SHEET 5 OF 5 FOR CONTINUATION

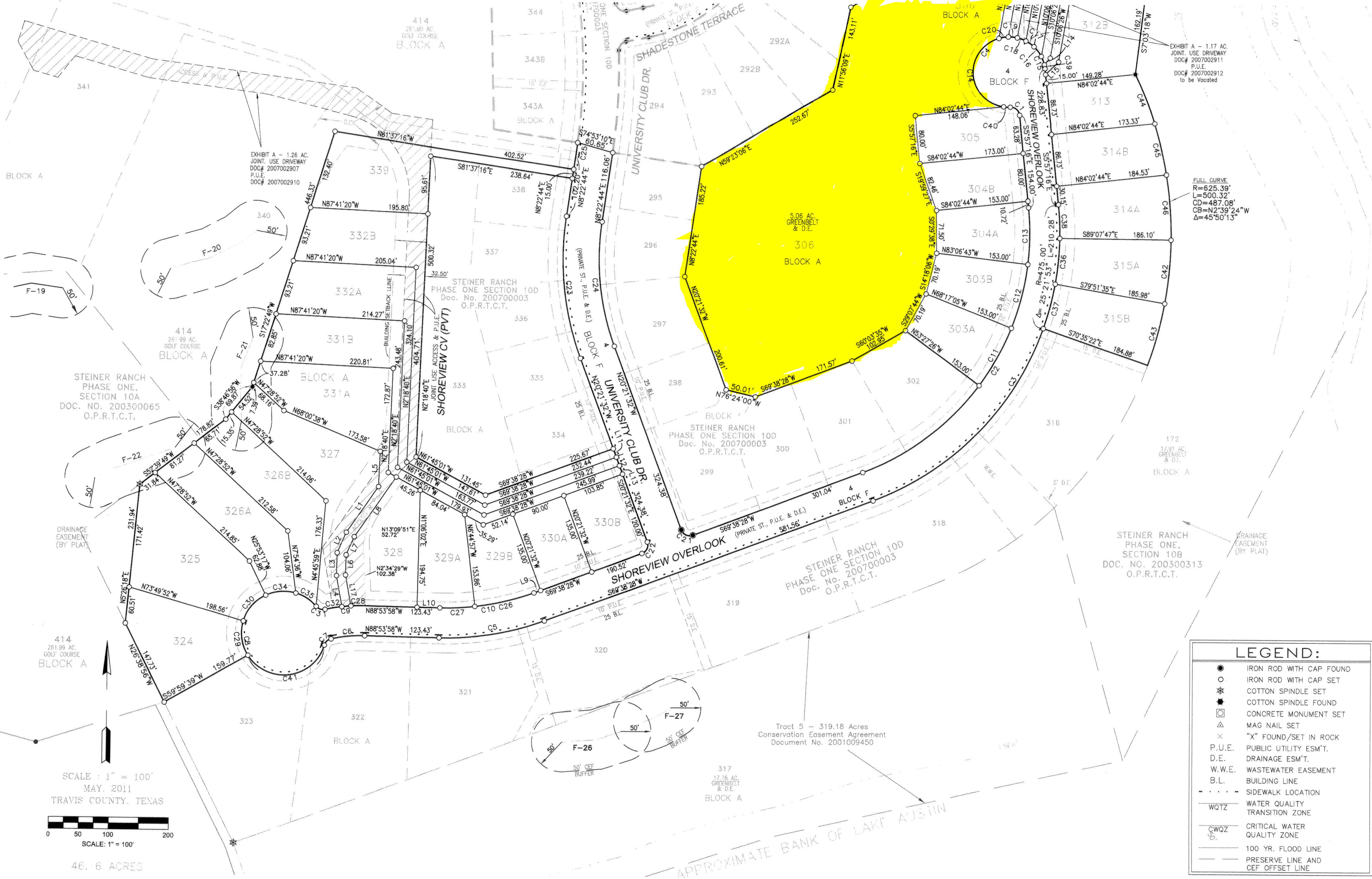


EXHIBIT A - 1.17 AC.  
JOINT. USE DRIVEWAY  
DOC# 2007002911  
P.U.E.  
DOC# 2007002912  
to be Vacated

FULL CURVE  
R=625.39'  
L=500.32'  
CD=487.08'  
CB=N2°39'24"W  
Δ=45°50'13"

LEGEND:	
●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊗	COTTON SPINDLE FOUND
⊛	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
△	MAG NAIL SET
×	"X" FOUND/SET IN ROCK
P.U.E.	PUBLIC UTILITY ESM'T.
D.E.	DRAINAGE ESM'T.
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
- - - -	SIDEWALK LOCATION
WQTZ	WATER QUALITY TRANSITION ZONE
CWQZ	CRITICAL WATER QUALITY ZONE
—	100 YR. FLOOD LINE
—	PRESERVE LINE AND CEF OFFSET LINE

SCALE: 1" = 100'  
MAY, 2011  
TRAVIS COUNTY, TEXAS

SCALE: 1" = 100'  
46.6 ACRES

**TEXAS ENGINEERING SOLUTIONS**

5000 BEF CAVES ROAD  
SUITE 206  
AUSTIN, TEXAS 78746  
P. 512-904-0505  
F. 512-904-0509  
TBP# NO. 11206

**AST** AUSTIN SPATIAL TECHNOLOGIES, LLC  
LAND SURVEYORS - GEOMATIC SPECIALISTS  
www.astm.com Ph: 512-384-0284  
11209 CHEROKEE DR. AUSTIN, TX 78739

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:	

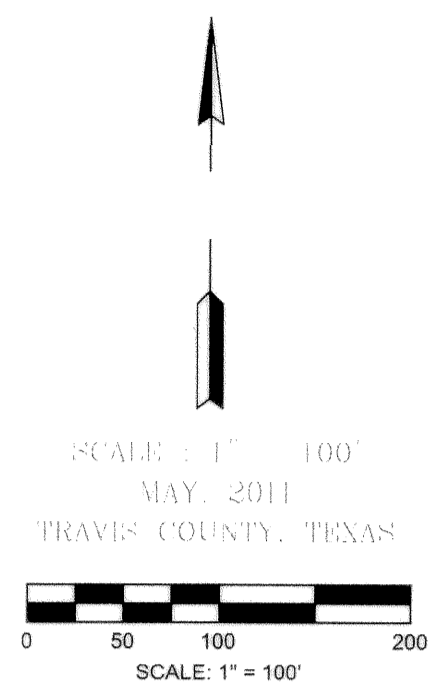
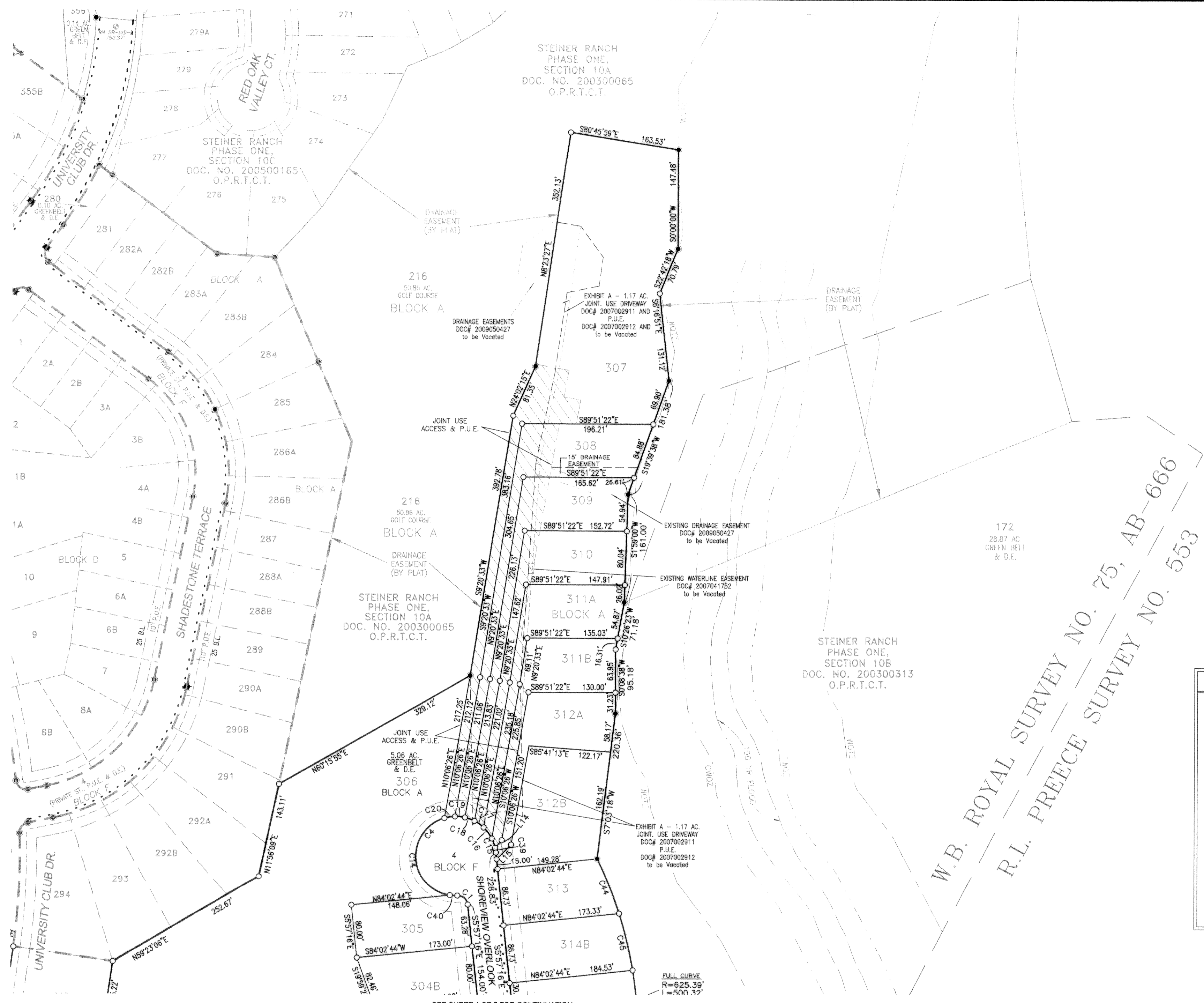
# STEINER RANCH PHASE ONE, SECTION 10D

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

SHEET 4  
OF  
5

PHOTOGRAPHIC MYLAR

201100206



**LEGEND:**

●	IRON ROD WITH CAP FOUND
○	IRON ROD WITH CAP SET
⊛	COTTON SPINDLE SET
⊛	COTTON SPINDLE FOUND
⊠	CONCRETE MONUMENT SET
△	MAG NAIL SET
×	"X" FOUND/SET IN ROCK
P.U.E.	PUBLIC UTILITY ESM'T.
D.E.	DRAINAGE ESM'T.
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
- - - -	SIDEWALK LOCATION
WQTZ	WATER QUALITY TRANSITION ZONE
CWQZ	CRITICAL WATER QUALITY ZONE
---	100 YR. FLOOD LINE
---	PRESERVE LINE AND CEF OFFSET LINE

SEE SHEET 4 OF 5 FOR CONTINUATION

**TEXAS ENGINEERING SOLUTIONS**

5000 BEE CAVES ROAD  
SUITE 206  
AUSTIN, TEXAS 78746  
O: 512-904-0505  
F: 512-904-0509  
TBPE NO. 11206

**AST** AUSTIN SPATIAL TECHNOLOGIES, LLC  
LAND SURVEYORS - GEOMATIC SPECIALISTS

www.austinspatial.com PH: 512-394-0384  
11208 CHESSCO DR. AUSTIN, TX 78739

**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:	

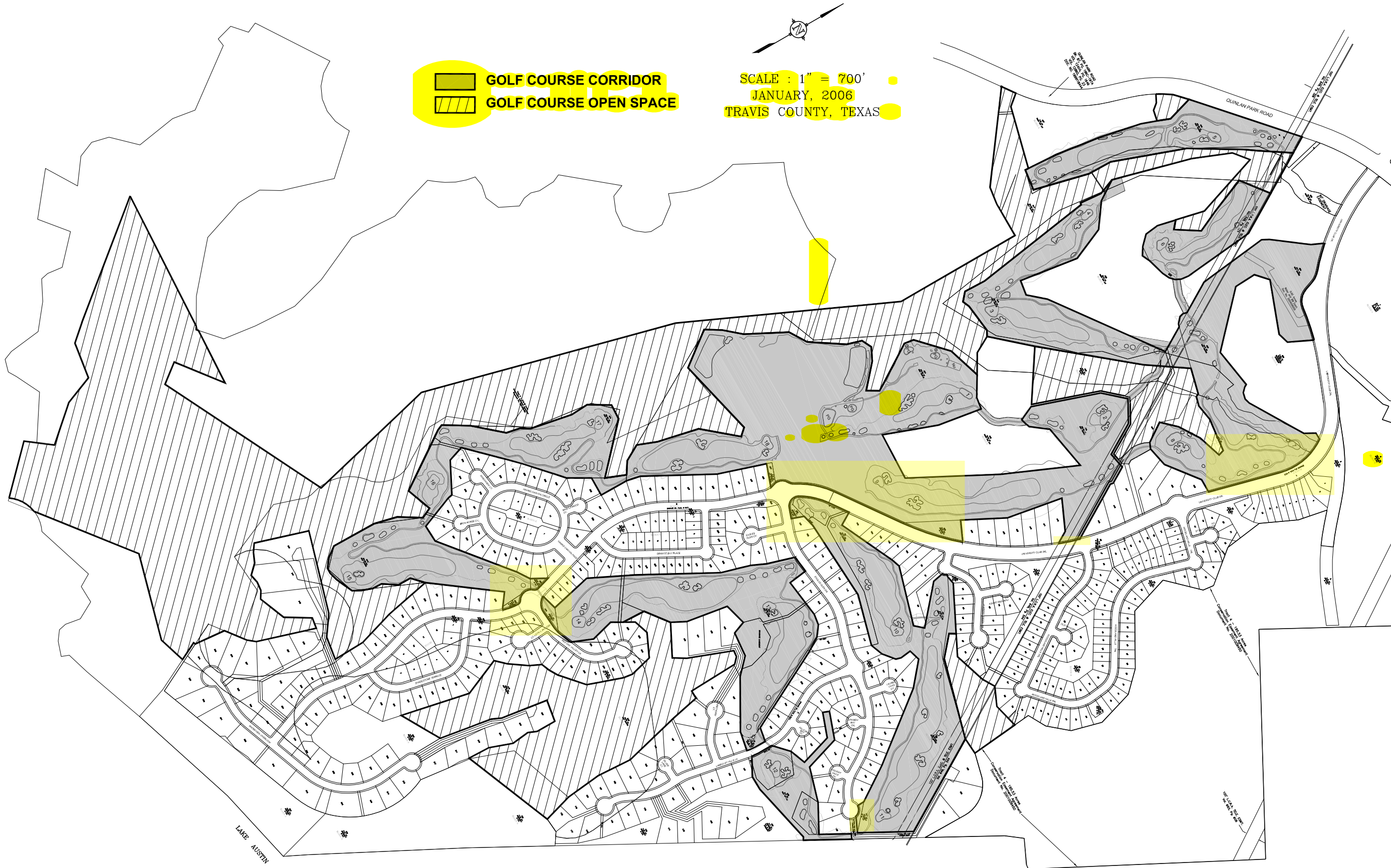
**STEINER RANCH  
PHASE ONE, SECTION 10D**

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

**SHEET 5  
OF  
5**

PHOTOGRAPHIC MYLAR

J:\TWC\Steiner\Ph1Sec10\acad\GC-OpenSpace.dwg 1/17/2006 6:56:02 AM CST



GOLF COURSE CORRIDOR  
 GOLF COURSE OPEN SPACE

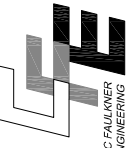
SCALE : 1" = 700'  
 JANUARY, 2006  
 TRAVIS COUNTY, TEXAS

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

<b>PROJECT:</b> STEINER RANCH Golf Course - Corridors and Open Space Exhibit
<b>JOB NUMBER:</b> 2026.001.03
<b>DATE:</b> JANUARY, 2006
<b>SCALE:</b> 1" = 700'
<b>SURVEYOR:</b> PAUL C. SAUVE, JR., RPLS No.2518
<b>TECHNICIAN:</b> ELM
<b>DRAWING:</b> GC-OpenSpace.dwg
<b>DESCRIPTION:</b> N/A
<b>PARTY/CHIEF:</b> N/A
<b>FIELDBOOKS:</b> N/A

**SHEET**  
**1**  
**OF 1**  
**CFE PLAT NO.**  
**GC-OpenSpace.dwg**

400 Bowie Street, Suite 250  
 Austin, Texas 78705  
 P: 512.495.9470 F: 512.495.9473  
 P.O. Box 1528  
 Austin, Texas 78767-1528  
 www.cfaulkerengineering.com



**C FAULKNER**  
**ENGINEERING**

O-Steiner-vfw



EASE  
6 PGS

2005004839

TRAVIS COUNTY

**ACCESS EASEMENT AND PRIVATE STREET PAYMENT AGREEMENT**

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

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF TRAVIS           §

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 1, 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. **Purpose of Easement.** 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; provided, however, 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. **Character of Easement.** The Easement is appurtenant to the Golf Course.
3. **Duration of Easement.** 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.

5. **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 31<sup>st</sup> 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
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Grantee	The University of Texas Golf Club, Ltd. 2200 University Club Drive Austin, Texas 78732 Fax: (512) 266-6251 Attn: Steve Termeer
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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. **Assignment.** 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 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.

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. **No Waiver.** 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. **Indemnification.** 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. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective parties hereto, their legal representatives, successors, and assigns.

13. **Headings.** 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.

\* \* \*

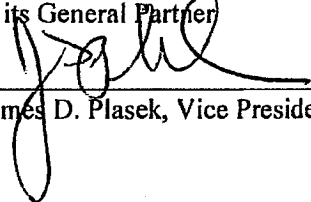
[signature page follows]

<sup>5</sup> IN WITNESS WHEREOF, this Agreement is executed this 6<sup>th</sup> day of January, 2007 (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

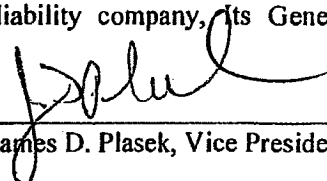
**GRANTEE:**

**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

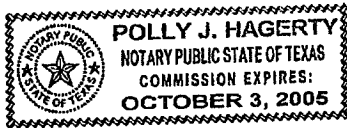
By:   
James D. Plasek, Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 6<sup>th</sup> day of January, 200~~4~~<sup>5</sup> by 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)



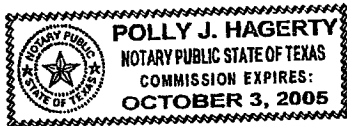
Polly J. Hagerty  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 6<sup>th</sup> day of January, 200~~4~~<sup>5</sup> by 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)



Polly J. Hagerty  
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

Dana DeBeauvoir

2005 Jan 11 10:54 AM 2005004839

EVANSK \$24.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS

