

THE STATE OF TEXAS
COUNTY OF TRAVIS

THAT 521 DEVELOPMENT, LTD. ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, D.M. RANCH DEVELOPMENT INC., A TEXAS CORPORATION, WHOSE GENERAL MANAGER IS JAMES D. PLASEK, BEING THE OWNER OF 25.59 ACRES OF LAND OUT OF THE HATTIE E. HANCOCK SURVEY NO. 70, AND THE HATTIE E. HANCOCK SURVEY NO. 72, ALL LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 200.25 ACRE TRACT CALLED "TRACT 1" CONVEYED TO 521 DEVELOPMENT, LTD., AS RECORDED IN VOLUME 12411, PAGE 328, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 25.59 ACRES OF LAND, PURSUANT TO TITLE 13 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"STEINER RANCH, PHASE ONE, SECTION 4A"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HEREOF GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, 521 DEVELOPMENT, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19th DAY OF September, 1995, A.D.

521 DEVELOPMENT, LTD.
BY D.M. RANCH DEVELOPMENT INC., GENERAL PARTNER

J. Plasek
BY JAMES D. PLASEK
CHIEF FINANCIAL OFFICER
D.M. RANCH DEVELOPMENT INC.
7200 N. MO-PAC, SUITE 400
AUSTIN, TEXAS 78731

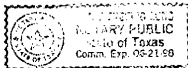
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES D. PLASEK, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF September, 1995, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

Dianne J. ...
PRINTED NAME D. J. ...
MY COMMISSION EXPIRES 6-21-98



THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DONALD J. KIRBY, 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 13 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 19 DAY OF September, 1995, A.D.



Donald J. Kirby
DONALD J. KIRBY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2608 - STATE OF TEXAS
SURVEY RESOURCES, INC.
11040 N. MO-PAC, SUITE 400
AUSTIN, TEXAS 78716-2690

APPROVED FOR ACCEPTANCE

[Signature]
Development Services Department

2/28/96
[Signature]

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS THIS THE 28 DAY OF October, 1995, A.D.

[Signature]
CHAIRPERSON

[Signature]
SECRETARY

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE 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, AND THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND "STOP AND YIELD SIGNS", SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 12th DAY OF March, 1996, 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 ONLY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 46-1, PAGE(S) 93.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 12th DAY OF March, 1996, A.D.

DANA DEBEAUVOR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

BY *[Signature]*
DEPUTY
Julianne Heston



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 18 DAY OF March, 1996, AT 3 O'CLOCK P. M., AND DULY RECORDED ON THE 18 DAY OF March, 1996, A.D., AT 3 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 96, PAGE(S) 247-250.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 18 DAY OF March, 1996, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY *[Signature]*
DEPUTY
Rose Marie Martinez



FILED FOR RECORD AT 3 O'CLOCK P. M., ON THIS THE 18 DAY OF March, 1996, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY *[Signature]*
DEPUTY
Rose Marie Martinez



THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I REVIEWED THE PLAT SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

9/19/95

DATE



[Signature]
DANNY R. MARTIN
REGISTERED PROFESSIONAL ENGINEER
NO. - 44960 STATE OF TEXAS
ESPEY, HUSTON & ASSOCIATES, INC.
P.O. BOX 519
AUSTIN, TEXAS 78767

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREIN. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, COMMUNITY PANEL NO. 48453C-0285-E AND 48453C-0290-E, TRAVIS COUNTY, TEXAS DATED JUNE 16, 1993.

9/25/95

DATE

[Signature]
DANNY R. MARTIN
REGISTERED PROFESSIONAL ENGINEER
NO. - 44960 STATE OF TEXAS
ESPEY, HUSTON & ASSOCIATES, INC.
P.O. BOX 519
AUSTIN, TEXAS 78767

PROJECT: STNR RANCH
PHASE 1, SEC. 4A
JOB NUMBER: 2446-03
DATE: SEPTEMBER, 1995
SCALE: 1" = 100'
SURVEYOR: DON KIRBY
TECHNICIAN: AY
DRAWING: STEINER/SEC4/244603-1
FIELD NOTES: 5199
PARTY CHIEF: P.B.
FIELD BOOKS: 6388, 6390



206 WILD BASIN RD.
SUITE #200
P.O. BOX 162690
AUSTIN, TEXAS
78716 - 2690
(512) 328 - 8221

STEINER RANCH
PHASE ONE
SECTION 4A

SHEET
1
OF
4
SRI PLAT No.
E001-2446-03

NOTES:

1. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS, TRAVIS COUNTY W.C.I.D. NO.17 STANDARDS, AND STATE OF TEXAS STANDARDS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL.
2. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE PLAT IN THE STREET RIGHT-OF-WAY: STEINER RANCH BOULEVARD - BOTH SIDES, GRIMES RANCH ROAD - WEST SIDE; BURKS LAKE - EAST SIDE; BURKS COVE - WEST SIDE AND GRIMES RANCH COVE - 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.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED October 20, 1995. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12645, PAGE 0519, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.
6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. ALL CORNER LOTS SHALL HAVE DRIVEWAY ACCESS TO THE LESSER STREET BY CLASSIFICATION. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 5.0 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING STREET.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF 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.
9. PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
12. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE STREET RIGHT-OF-WAY.
13. BENCHMARKS:
 - A. BM. RP-#047 ELEVATION= 779.60'
SQUARE CUT IN THE SOUTHERN CORNER OF THE CONCRETE FOOTING OF THE METAL ELECTRIC TRANSMISSION LINE TOWER AT THE END OF THE EXISTING STEINER RANCH BOULEVARD IN THE 100' WIDE L.O.R.A. EASEMENT.
 - B. BM. RP-#048 ELEVATION= 801.47'
BOAT-SPIKE IN THE EAST FACE OF A 10" OAK TREE LOCATED NEAR THE CEMETARY, AND APPROXIMATELY AT STATION 158+10, 100' LEFT OF STEINER RANCH BOULEVARD.
 - C. BM. RP-#050 ELEVATION= 791.69'
"X" ON TOP OF A BOLT AT THE NORTHEAST CORNER OF EASTERLY CONCRETE FOOTER OF THE ELECTRIC TOWER LOCATED APPROXIMATELY AT CENTER LINE STATION 168+50, 30' RIGHT.
14. LOT 35 AND 38, BLOCK A ARE RESERVED AS GREENBELT, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT, IMPERVIOUS COVER (OTHER THAN DRAINAGE FACILITIES), AND CONSTRUCTION ON SLOPES IN ACCORDANCE WITH THE COMPREHENSIVE WATERSHED ORDINANCE. A COVENANT RESTRICTING THESE LOTS AGAINST RESIDENTIAL DEVELOPMENT, AND DEFINING GREENBELT AND THE ALLOWABLE RECREATIONAL USES HAS BEEN RECORDED IN VOLUME 12645, PAGE 0511, OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.
15. IMPERVIOUS COVER ON EACH RESIDENTIAL LOT IS LIMITED TO 2,500 SQUARE FEET.
16. THIS SUBDIVISION IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED, AND IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, SECTION 13-2-502(B)(1) AND (D)(2). THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAKE AUSTIN ORDINANCE (840301-G), CHAPTER 13-3, ARTICLE VII.
17. NO CUT OR FILL ON ANY LOT WITHIN THIS SUBDIVISION SHALL EXCEED A MAXIMUM OF FOUR (4) FEET, EXCEPT FOR STRUCTURAL EXCAVATION OR WHERE VARIANCES HAVE BEEN APPROVED BY THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE-FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
19. SECTION 13-3-627 OF THE LAKE AUSTIN WATERSHED ORDINANCE SPECIFIES THAT DEVELOPMENTS WITH IMPERVIOUS COVER EXCEEDING 18% ON SLOPES 25% AND UNDER SHALL HAVE STRUCTURAL WATER QUALITY CONTROLS. IMPERVIOUS COVER FOR THIS SUBDIVISION DOES NOT EXCEED 18% AND WATER QUALITY CONTROLS ARE NOT REQUIRED.
20. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE TRAVIS COUNTY W.C.I.D. NO.17 WATER SYSTEM AND STEINER RANCH WASTEWATER SYSTEM.
21. IN ACCORDANCE WITH SECTION 13-5-86(b), FOR A DISTANCE OF 25 FEET FROM THE RIGHT-OF-WAY LINE DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC APPROVAL OF THE CITY OF AUSTIN.
22. A SIGHT-LINE EASEMENT IS AN EASEMENT TO PROVIDE AN UNIMPAIRED VIEW OF A MOTORIST AT OR NEAR AN INTERSECTION OF A ROAD WITH ANOTHER ROAD, ALLEY, DRIVEWAY, OR ANY WAY INTENDED FOR USE BY VEHICULAR TRAFFIC WITHIN A SIGHT-LINE EASEMENT. ANY OBSTRUCTION OF THE LINE-OF-SIGHT BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DEEMED TO CAUSE A TRAFFIC HAZARD, IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT THE OWNER'S EXPENSE. THE PROPERTY IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH AN EASEMENT AT ALL TIMES.
23. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR OF OBSTRUCTIONS.
24. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION PLAT.
25. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE GENERAL DEVELOPMENT PERMIT AND /OR SITE DEVELOPMENT PERMIT BY THE OWNER OF THE SUBDIVISION.
26. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, OR ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
27. IN ORDER TO ACHIEVE 18% IMPERVIOUS COVER FOR THIS FINAL PLAT, 4.77 ACRES OF LAND WITHIN THE FINAL PLAT OF THE STEINER RANCH PHASE ONE IRRIGATION TRACT SHALL BE APPLIED TO STEINER RANCH PHASE ONE SECTION 4A. THE 4.77 ACRES SHALL HAVE A SLOPE OF LESS THAN 25%. NO IMPERVIOUS COVER SHALL BE ALLOWED ON THE 4.77 ACRES.

PROJECT: SNR RANCH
 PHASE 1 SEC. 4A
 JOB NUMBER: 2446-03
 DATE: SEPTEMBER, 1995
 SCALE: 1" = 100'
 SURVEYOR: DON KIRBY
 TECHNICIAN: AY
 DRAWING: STEINER SECA 244603-2
 FIELD NOTES: 5199
 PARTY CHIEF: P.B., R.H.
 FIELD BOOKS: 6388, 6390, 6465



SURVEY RESOURCES INC.

206 WILD BASIN RD.
 SUITE #200
 P. O. BOX 162690
 AUSTIN, TEXAS
 78716 - 2690
 (512) 328 - 8221

STEINER RANCH
 PHASE ONE
 SECTION 4A

SHEET
 2
 OF
 4
 SRI PLAT No.
 E001-2446-03

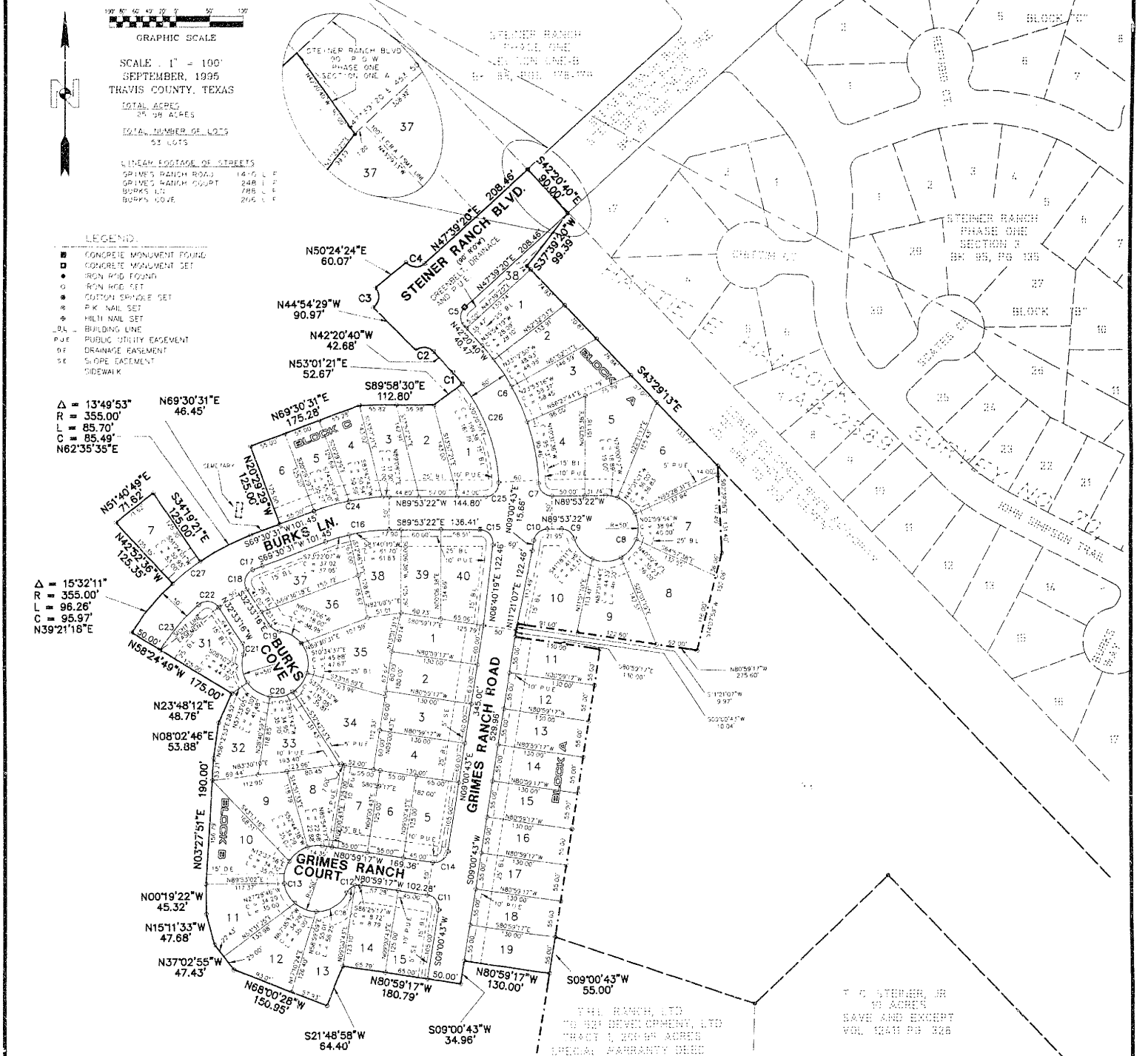
GRAPHIC SCALE
 SCALE: 1" = 100'
 SEPTEMBER, 1995
 TRAVIS COUNTY, TEXAS
 TOTAL ACRES
 28.96 ACRES
 TOTAL NUMBER OF LOTS
 53 LOTS
 LINEAR FOOTAGE OF STREETS
 GRIMES RANCH ROAD 1476.42'
 GRIMES RANCH COURT 248.12'
 BURKS LN. 788.14'
 BURKS COVE 295.14'

LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON ROD FOUND
- IRON ROD SET
- ⊙ CUSTOM SHINGLE SET
- ⊙ P.K. NAIL SET
- ⊙ HILTI NAIL SET
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- SLOPE EASEMENT
- SIDEWALK

Δ = 13°49'53"
 R = 355.00'
 L = 85.70'
 C = 85.49'
 N62°35'35"E

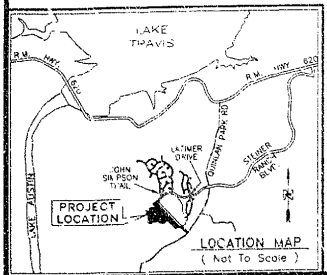
Δ = 15°32'11"
 R = 355.00'
 L = 96.26'
 C = 95.97'
 N39°21'18"E



THE RANCH, LTD.
 TRAVIS COUNTY DEVELOPMENT, LTD.
 TRACT 1, 200.00 ACRES
 SPECIAL WARRANTY DEED
 VOL. 10417, PG. 728

THE RANCH, JR.
 10 ACRES
 GAVE AND EXEMPT
 VOL. 10417, PG. 828

TABLE OF LABELED CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	270.00'	22.77'	22.78'	N39°55'44"W	04°49'51"
C2	20.00'	29.64'	27.00'	N84°48'21"W	84°55'23"
C3	20.00'	33.72'	29.87'	N05°57'21"E	95°36'01"
C4	20.00'	31.42'	28.28'	S87°20'40"E	90°00'00"
C5	20.00'	31.42'	28.28'	S02°39'20"W	90°00'00"
C6	330.00'	230.99'	226.30'	S22°17'32"E	40°06'16"
C7	20.00'	30.60'	27.70'	S46°03'53"E	87°38'59"
C8	50.00'	21.13'	20.18'	S35°48'35"W	263°23'54"
C9	20.00'	25.62'	23.90'	N53°11'25"W	73°23'54"
C10	20.00'	28.31'	26.00'	S49°32'40"W	81°05'54"
C11	20.00'	31.42'	28.28'	N35°59'17"W	90°00'00"
C12	20.00'	25.62'	23.90'	S62°18'46"W	73°23'54"
C13	50.00'	21.13'	20.18'	N27°41'14"W	253°23'54"
C14	20.00'	31.42'	28.28'	N54°00'43"E	90°00'00"
C15	20.00'	34.52'	30.39'	N40°26'20"W	98°54'06"
C16	275.00'	96.88'	98.35'	S79°48'34"W	20°35'07"
C17	305.00'	15.86'	15.85'	S68°01'16"W	02°58'42"
C18	20.00'	34.59'	30.44'	S16°59'16"W	29°03'05"
C19	20.00'	17.45'	16.90'	S57°33'07"E	49°59'41"
C20	50.00'	244.34'	64.29'	S97°26'44"W	279°59'23"
C21	20.00'	17.45'	16.90'	N07°33'26"W	49°59'41"
C22	20.00'	34.59'	30.44'	N82°05'49"W	99°05'05"
C23	305.00'	85.29'	88.97'	S30°58'26"W	16°46'25"
C24	325.00'	116.86'	116.23'	S79°48'34"E	20°35'07"
C25	20.00'	32.56'	28.08'	N43°27'53"E	93°17'29"
C26	270.00'	84.55'	180.98'	S22°45'49"E	39°09'49"
C27	355.00'	234.95'	230.70'	N50°32'52"E	37°55'18"
C28	20.00'	16.85'	16.34'	N43°43'20"E	48°13'02"



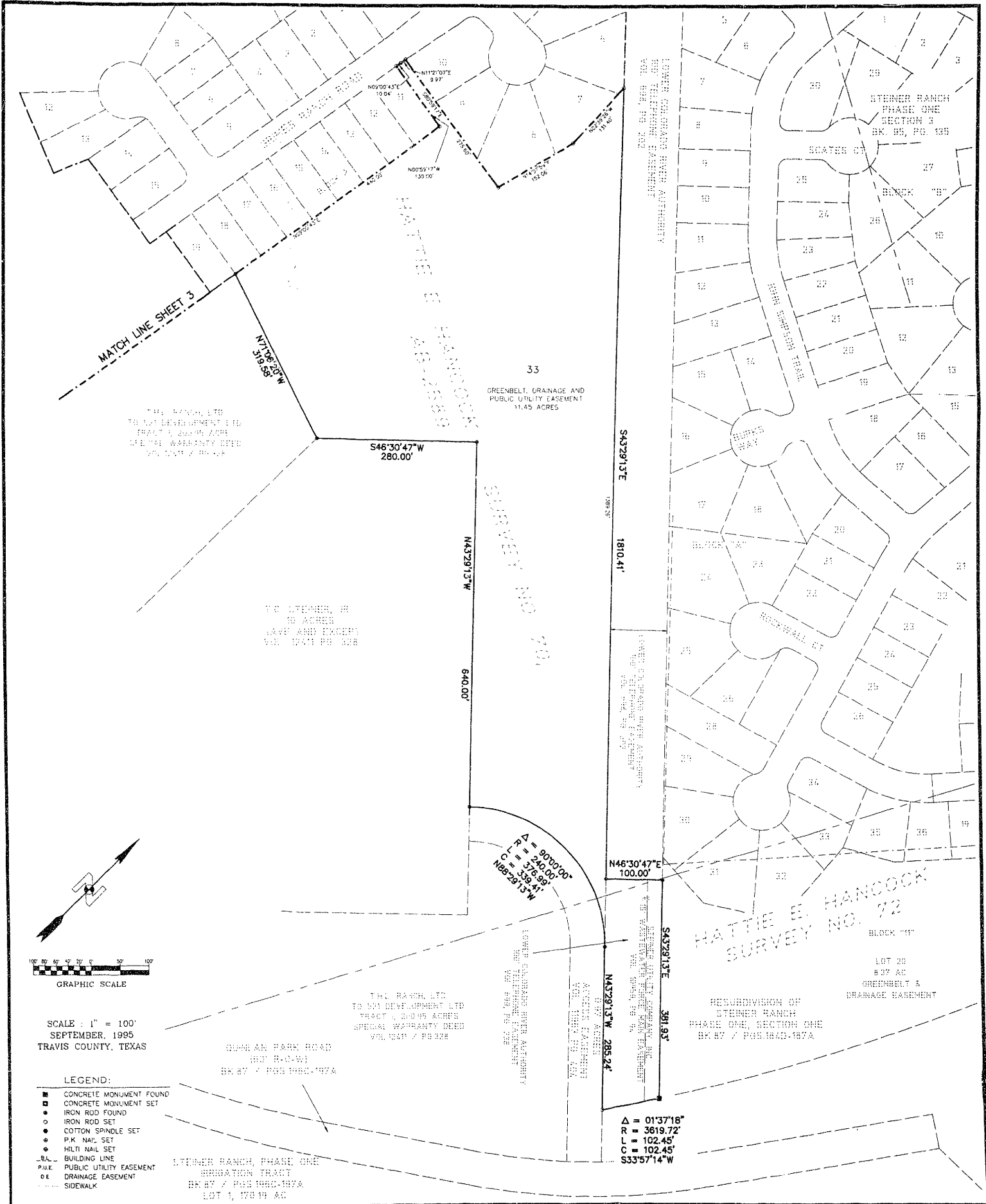
PROJECT: STIRN RANCH
 PHASE 1, SEC. 4A
 JOB NUMBER: 2446-03
 DATE: SEPTEMBER, 1995
 SCALE: 1" = 100'
 SURVEYOR: DON KIRBY
 TECHNICIAN: AY
 DRAWING: STEINER SEC. 4, 2446-03
 FIELD NOTES: 5199
 PARTY CHIEF: P.B., R.H.
 FIELD BOOKS: 6388 & 190, 641/5



206 WILD BASIN RD.
 SUITE #200
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 AUSTIN, TEXAS
 78716 - 2690
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STEINER RANCH PHASE ONE SECTION 4A

SHEET
 3
 OF
 4
 SRI PLAT No.
 E001-2446-03



THE PARTIAL LTR TO LTR DEVELOPMENT LTD TRACT 1, 2.00 ACRES SPECIAL WARRANTY DEED BK 1047 P 187A

TO STEINER, JR 10 ACRES LOTS AND EXCEPT VOL 1941 PG 128

S46°30'47"W 280.00'

N43°29'13"W 640.00'

SURVEY NO. 70

33 GREENBELT, URINAAGE AND PUBLIC UTILITY EASEMENT 11.45 ACRES

S43°29'13"E 1810.41'

N46°30'47"E 100.00'

N43°29'13"W 285.24'

Δ = 01°37'18"
R = 3619.72'
L = 102.45'
C = 102.45'
S33°57'14"W

THE RANCH, LTD TO LTR DEVELOPMENT LTD TRACT 1, 2.00 ACRES SPECIAL WARRANTY DEED VOL 1047 / PG 187A

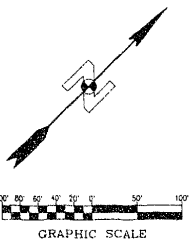
DUNBAR PARK ROAD (RD R-0-01) BK 87 / PGS 184D-187A

STEINER RANCH, PHASE ONE IRRIGATION TRACT BK 87 / PGS 184D-187A LOT 1, 178.19 AC

HATTIE E. HANCOCK SURVEY NO. 72 BLOCK "B"

LOT 28 8.37 AC GREENBELT & DRAINAGE EASEMENT

RESUBDIVISION OF STEINER RANCH PHASE ONE, SECTION ONE BK 87 / PGS 184D-187A



SCALE: 1" = 100'
SEPTEMBER, 1995
TRAVIS COUNTY, TEXAS

- LEGEND:
- CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - IRON ROD FOUND
 - IRON ROD SET
 - COTTON SPINDLE SET
 - P.K NAIL SET
 - HILT NAIL SET
 - BL- BUILDING LINE
 - PUE- PUBLIC UTILITY EASEMENT
 - DE- DRAINAGE EASEMENT
 - S- SIDEWALK

PROJECT: STRN RANCH PHASE 1, SEC. 4A
JOB NUMBER: 2446-03
DATE: SEPTEMBER, 1995
SCALE: 1" = 100'
SURVEYOR: DON KIRBY
TECHNICIAN: A.Y
DRAWING: STEINER, SEC 4A, 244603-4
FIELD NOTES: 5199
PARTY CHIEF: P.B., R.H
FIELD BOOKS: 638R, 6390, 6465



206 WILD BASIN RD.
SUITE #200
P. O. BOX 162690
AUSTIN, TEXAS
78716 - 2690
(512) 328 - 8221

STEINER RANCH
PHASE ONE
SECTION 4A

SHEET
4
OF
4

SRI PLAT No.
E001-2446-03