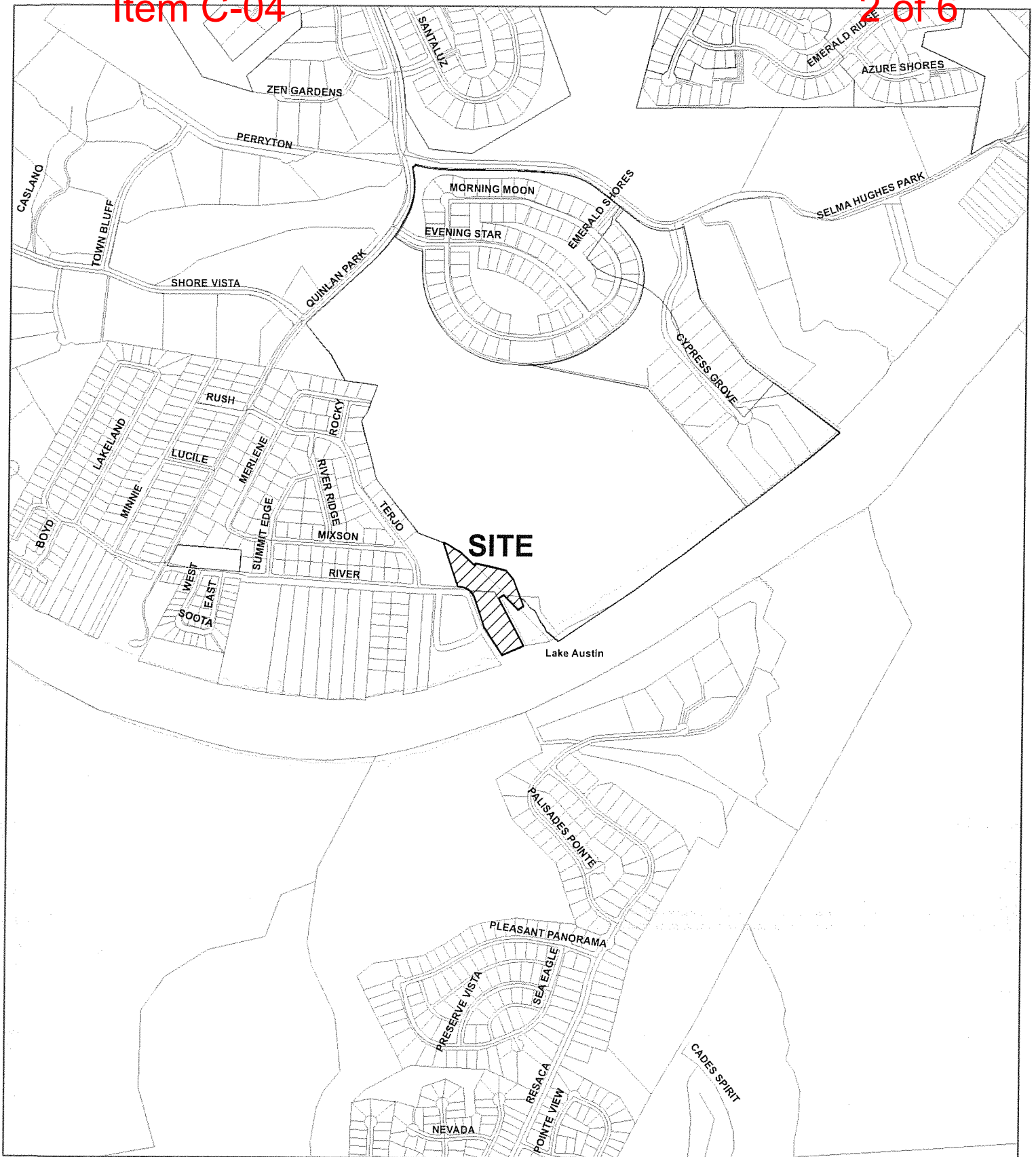
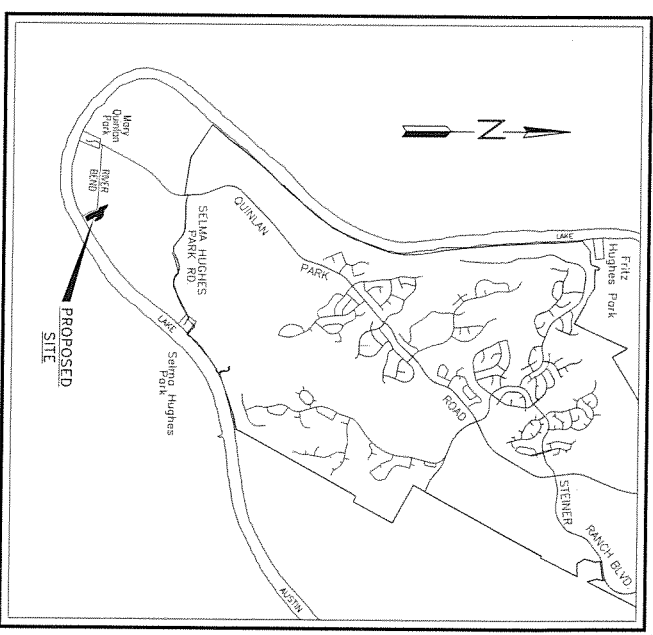


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0233.0A**Z.A.P. DATE:** June 18, 2019**SUBDIVISION NAME:** Resubdivision of Steiner Ranch Lake Club**AREA:** 5.22 acres**LOTS:** 2**APPLICANT:** 239 Rio Vista and Taylor
Woodrow Communities/
Steiner Ranch, Ltd. (Gerold Kucera)
Steiner Ranch Master Association, Inc.**AGENT:** Texas Engineering Solutions
(Connor Overby, P.E.)**ADDRESS OF SUBDIVISION:** 12300 River Bend**WATERSHED:** Lake Austin**COUNTY:** Travis**EXISTING ZONING:** LA / I-LA**JURISDICTION:** Full Purpose
2-Mile ETJ**PROPOSED LAND USE:** Residential / Commercial**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Steiner Ranch Lake Club composed of 2 lots on 5.22 acres. The applicant proposes to resubdivide an existing lot and unplatted property for residential and commercial uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



CASE#: C8J-2017-0233.0A
ADDRESS: 12300 RIVER BEND
PROJECT: RESUBDIVISION OF STEINER RANCH LAKE CLUB
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



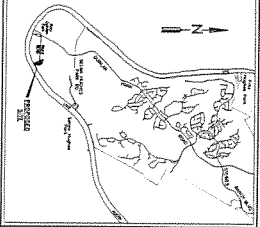
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.77°	184.68'	5.3309°	N20°41.49'W	11.72'
C2	14.02°	133.60'	6.0254°	N55°07.50'W	13.97'

LOCATION MAP
(Not To Scale)
LOT TABLE

LOT 1 2.080 AC. 90,605 SQ. FT.
LOT 2 3.148 AC. 137,127 SQ. FT.
TOTAL AREA = 5.228 AC. 227,732 SQ. FT.

LEGEND

- ☐ CONCRETE MONUMENT SET
IRON ROD FOUND (AS NOTED)
☐ IRON ROD WITH CAP STAMPED "AST" SET
☒ BENCHMARK
* * * SIDEWALK
P.U.E. PUBLIC UTILITY EASEMENT
C.I.F. BUFFER CRITICAL ENVIRONMENTAL FEATURE BUFFER
OFFICIAL OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS RESUBDIVISION OF STEINER RANCH LAKE CLUB

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.

CASE NO. C8J-2017-0233.0A

1. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL NOT BE LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS, OR CITY NOT LIMITED TO DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND CITY OF AUSTIN.
2. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND NECESSARY PERMITS 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 26 FEET FROM THE ROADWAY EDGE DRAINAGE GRADERS MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURVEY AND GEOTECHNICAL ENGINEER HONORABLE BY THE CITY OF AUSTIN.
5. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE TRAVIS COUNTY WCD 1 WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY AUSTIN WATER.
6. THE OWNER OF THIS SUBDIVISION, OR HIS/HER SUCCESSOR AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE IN COMPLIANCE WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR CONSTRUCTION OF THIS SUBDIVISION DOES NOT CONFLICT WITH SUCH CODES AND REQUIREMENTS.
7. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS, FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY OF AUSTIN TO TAKE ACTION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
8. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN STANDARDS. THE WATER UTILITY SYSTEM SHALL BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER SYSTEM FOR THE CONSTRUCTION MUST BE INTERFERED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
9. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES AND RECORDS FOR THE UTILITY SYSTEMS, INCLUDING RECORDS FOR MAINTAINING SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN STANDARDS, AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN OR NEAR UTILITY SYSTEMS TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR MAINTAINING CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
11. THIS SUBDIVISION IS A PORTION OF THE 239 RD. VISTA, LTD. TRACT 1, PARCELS 1 AND THE "HORTON PARCEL," AS DEPICTED IN EXHIBIT A. PER THE TAYLOR WOODROW/COOPERSTONER TRACT DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 200180705 IN THE PUBLIC PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN ON THE DOTTED LINE ON THE FACE OF THE PLAT. RIVEN BEND, THE SIDEWALK ARE REQUIRED TO BE CONSTRUCTED AND IN PLACE. PLAT VACATION WITH THE ADJOINING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE REQUIRED TO BE CONSTRUCTED AND IN PLACE. THE CITY OF AUSTIN HAS THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY ON UTILITY COMPANY.

13. AUSTIN ENERGY HAS THE RIGHT TO REMOVE AND /OR REMOVE THESE STRUCTURES, SHIRREBURNER PARK DRIVE, IN COMPLIANCE WITH TITLE 39 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER / DEVELOPER OF THIS SUBDIVISION LOT SHALL PROVIDE AUSTIN ENERGY FOR THE INSTALLATION AND OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION OF THE ELECTRICAL SERVICE AND/OR ACCESS AS REQUIRED FOR ELECTRIC FACILITIES, THESE EASEMENTS AND /OR ACCESS ARE REQUIRED TO BE PROVIDED TO BE OUT OF COMPLIANCE WITH TITLE 30.5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE FEEET OF THE CENTER LINE OF THE OWNERS PROPERTY AND SHALL BE HELD TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
16. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 018549 WHICH CONTAINS IN THE SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND THE STENER PARTIES AS RECORDED IN DOCUMENT NO. 200180705 IN THE OFFICIAL PUBLIC RECORDS TO RESTRICT IMPROVING EXIST, AND (iii) THAT CERTAIN CONSERVATION EASEMENT TO PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
17. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. THE CITY SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS SITE ALTERATION REQUIRES APPROVAL OF METHODS, ALL PROPOSED CONSTRUCTION OR STATE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
18. THE MINIMUM FINISHED FLOOR ELEVATION ON LOT 1, BLOCK A, SHALL BE ONE FOOT ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN ON FRM MAP NO. 48453C-0410.
19. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL ZONES.
20. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 21.WATER SHALL BE PROVIDED BY TRAVIS COUNTY WATER CONTROL IMPROVEMENTS DISTRICT 10 AND WASTEWATER SHALL BE PROVIDED BY ON-SITE SEPTIC.
22. BENCH MARK LIST
BLAKE CLUB
ELEVATION 541.10
STAIRS RETAINING WALL ON EAST SIDE OF TOP OF STEPS LEAVING FROM POND AREA TO DOCKS, 40' NORTH OF THE SOUTHWEST CORNER OF WEST CORNER OF LOT 1, BLOCK A.
ELEVATION 541.10
23. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPERS EXPENSE.
24. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER(S) MUST COMPLY WITH CITY OF AUSTIN CODE AND CRITERIA.
25. LOT 1 HAS BEEN DESIGNATED AS A COMMERCIAL USE, AND LOT 2 HAS BEEN DESIGNATED AS A RESIDENTIAL USE.
26. LOT 2 IS RESTRICTED TO A MAXIMUM OF 17 DWELLING UNITS.

SURVEY DATE	JUNE 2017
SURVEYOR	PAUL C. SAUVE, RPLS# 2518

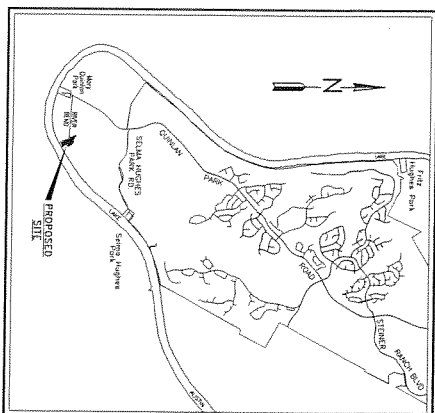
TECHNICIAN:	PCS
FIELDBOOK	FIELDBOOK
JOB NUMBER	STEINER
DESCRIPTION	N/A
CLIENT	TES
PLOT DATE	

STEINER RANCH LAKE CLUB

AUSTIN WATER UTILITY, UTILITY DEVELOPMENT SERVICES DIVISION

DATE _____

(Not in Scale)



OWNER
329 RIO VISTA, LTD
7280 NORTH MOPAC EXPRESSWAY, SUITE 450
AUSTIN, TX 78731
(512) 346-0025

STEINER RAUCH MASTER ASSOCIATION, INC.
12550 COUNTRY TRAILS LANE
AUSTIN, TX 78732
(512) 266-7953

ENGINEER
TEKSYS ENGINEERING SOLUTIONS
3815 CAPITAL OF TEXAS HWY. BLDG. III, STE.
300
AUSTIN, TEXAS 78704
PHONE: (512)394-0264

SUPERVISOR
AUSTIN SPATIAL TECHNOLOGIES, LLC
3815 CAPITAL OF TEXAS HWY. BLDG. III, STE.
300
AUSTIN, TEXAS 78704
PHONE: (512)394-0264