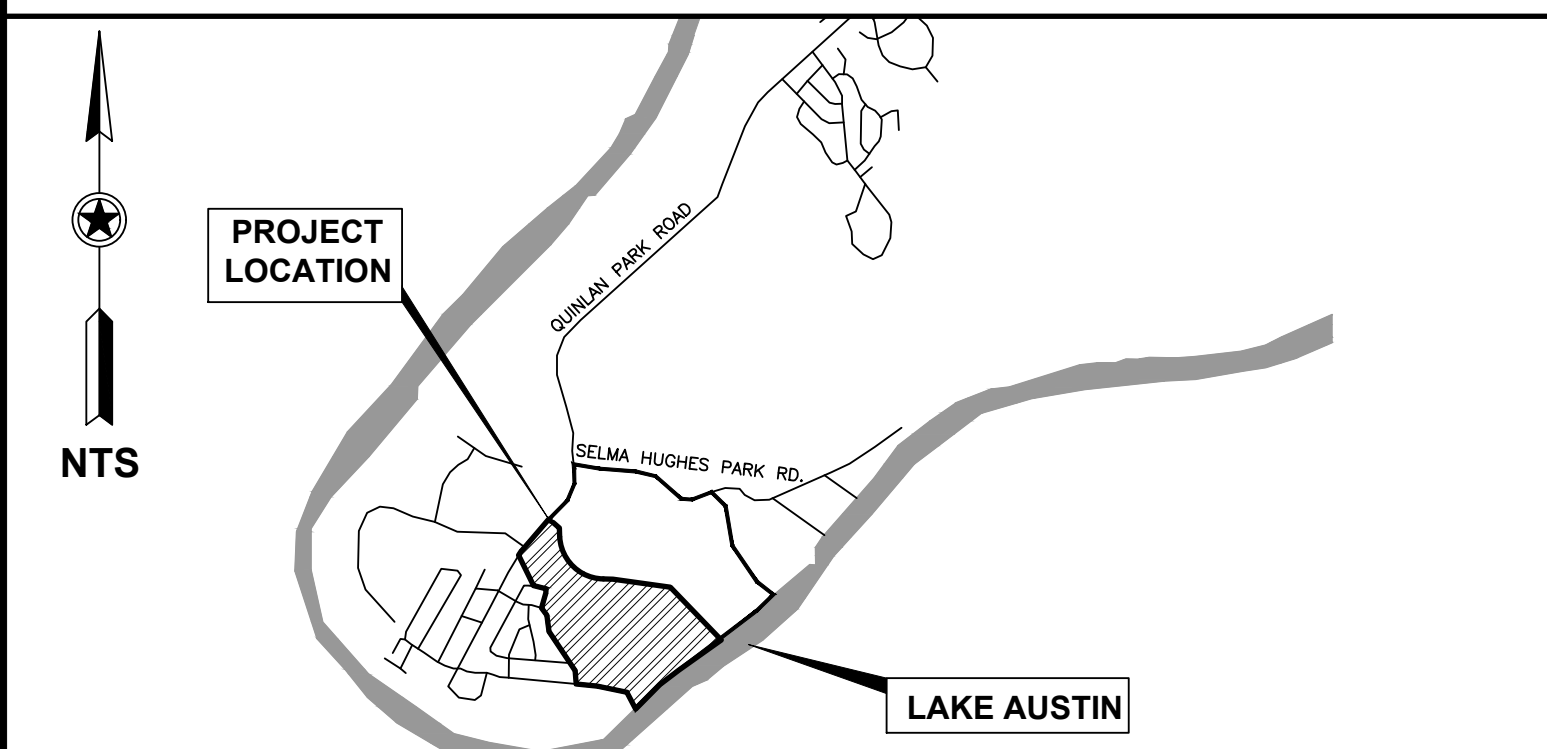
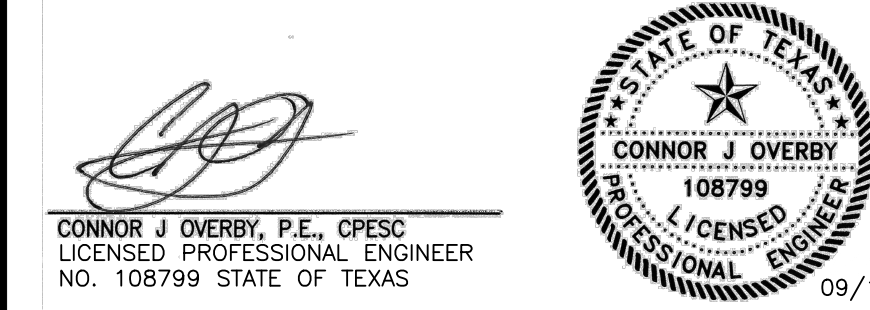


VICINITY MAP



ENGINEER'S CERTIFICATION

ENGINEER'S CERTIFICATION: THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL THE INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF...



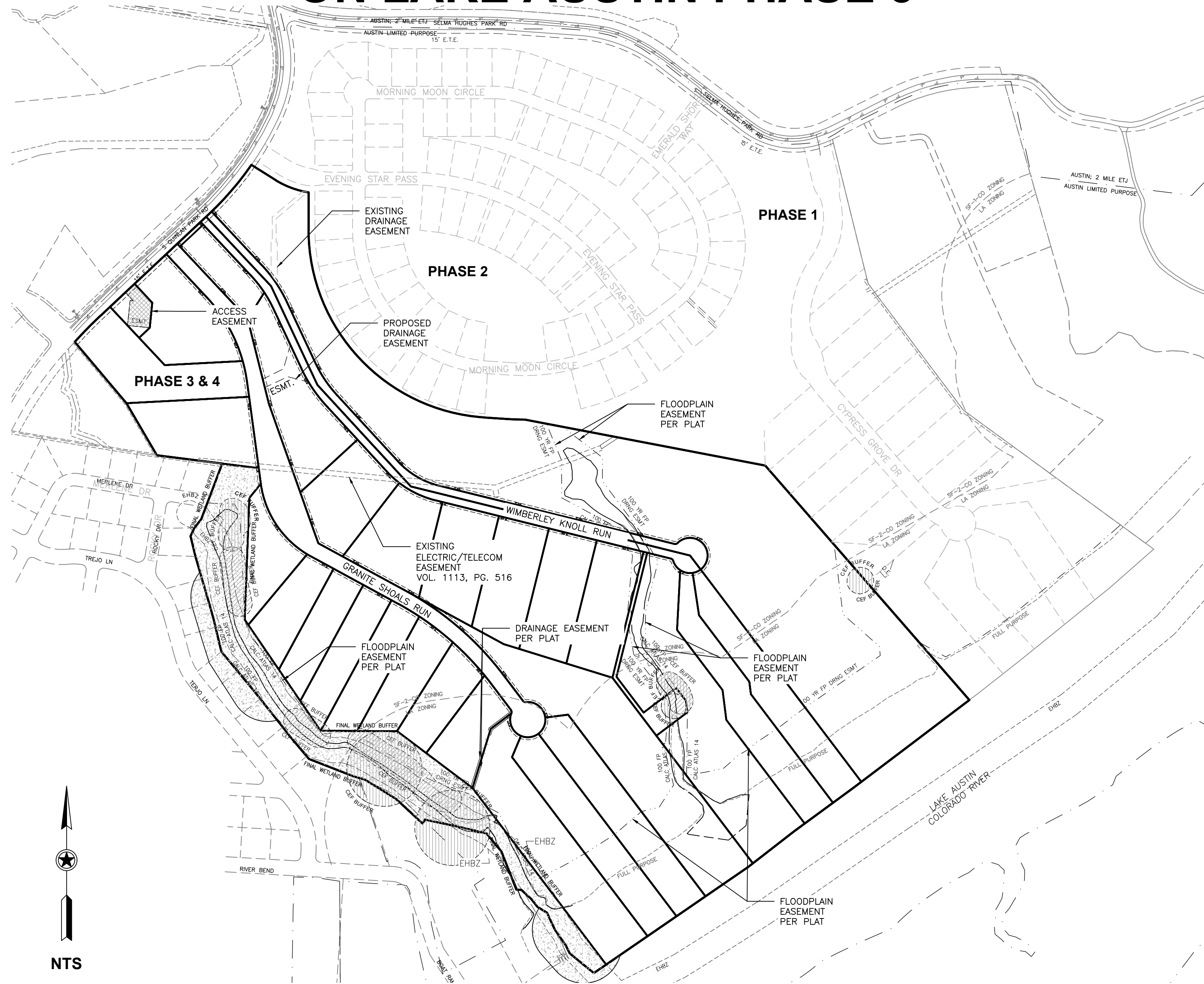
CONNOR J. OVERBY, P.E., CPESC LICENSED PROFESSIONAL ENGINEER NO. 108799 STATE OF TEXAS

ATWELL, INC. 805 LAS CIMAS PARKWAY, SUITE 310, BLDG. 3 AUSTIN, TEXAS 78746 PHONE: (512)904-0505 FAX: (512)904-0509

PRELIMINARY PLAN NOTES

- 1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE LAKE AUSTIN "WATER SUPPLY RURAL" WATERSHED AND ITS DEVELOPMENT IS IN ACCORDANCE WITH SECTION 25-1-112 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED BY THE DEVELOPMENT AGREEMENT (ORD. NO. 011025-49), SECTION VIII B 5, DATED OCTOBER 26, 2000 AND THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER.
2. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 825-1-112/TITLE 30 §30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
(A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING DRAINAGE FOR THE FOLLOWING STREETS: WIMBERLEY KNOLL RUN, & GRANITE SHOALS RUN
FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. EASEMENTS FOR OPEN CHANNELS SHALL BE 25 FEET WIDE. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
4. CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO START OF CONSTRUCTION: 512.472.2822
5. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
6. GREENBELT AND DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT. BLOCK 'A' LOTS: 48, 56, 69, & 73.
7. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION PURSUANT TO TITLE 30 §30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE TRAVIS COUNTY WCID #17 WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
9. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WCID #17 AND TCEQ PLANS AND SPECIFICATIONS. CONSTRUCTION PLANS SHALL BE SUBMITTED TO WCID #17 FOR REVIEW.
10. ELECTRIC SERVICES WILL BE PROVIDED BY AUSTIN ENERGY.
11. 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, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICES, 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.
13. THE OWNER SHALL BE RESPONSIBLE FOR ANY 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 CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION ON THIS PROJECT.
14. NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY PLAN MAY BE PLATTED UNLESS NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR CONSTRUCTION OR UNLESS FISCAL IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.
15. PRIOR TO ANY CONSTRUCTION, CONSTRUCTION PLANS SHALL BE SUBMITTED TO CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW.
16. FOR THE PORTION OF THE PROPERTY LOCATED WITHIN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION, A CITY OF AUSTIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
17. FOR THE PORTION OF THE PROPERTY LOCATED WITHIN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION AND THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION, A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
18. ANY FINAL PLATS OF ANY PORTION OF THIS PROPERTY SHALL CONTAIN A PLAT NOTE WHICH PROVIDED THAT THE PLAT IS SUBJECT TO THE PROVISIONS OF THAT CERTAIN MASTER PHASING AGREEMENT WHICH IS RECORDED AT VOLUME 13172, PAGE 995, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED.
19. A DETAILED DRAINAGE STUDY OF THE 25 YEAR AND 100 YEAR EVENTS WILL BE REQUIRED AT THE TIME OF FINAL PLATTING. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS. ADDITIONAL DEDICATION OF DRAINAGE EASEMENTS MAY BE REQUIRED PRIOR TO FINAL PLATTING OR CONSTRUCTION.
20. A HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE DRAINAGE AND COMMON AREAS. THERE WILL BE NO LICENSE AGREEMENT WITH CITY OF AUSTIN FOR MAINTENANCE OF THE DRAINAGE AND COMMON AREAS.
21. PURSUANT TO ORDINANCE NO. 011025-49, WATER QUALITY CONTROLS ARE REQUIRED FOR ALL SINGLE FAMILY DEVELOPMENTS WITH IMPERVIOUS COVER IN EXCESS OF 25% OF NET SITE AREA AND ALL OTHER USES IN EXCESS OF 20% NET SITE AREA. BY LIMITING THE IMPERVIOUS COVER TO THE AMOUNT DESCRIBED IN THE PREVIOUS NOTE, NO WATER QUALITY CONTROLS WILL BE REQUIRED FOR DEVELOPMENT OF LOTS WITHIN THIS PRELIMINARY PLAN.
22. NO PORTION OF THIS PRELIMINARY PLAN IS OVER THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE CITY OF AUSTIN OR THE TCEQ.
23. THIS PRELIMINARY PLAN IS LOCATED WITHIN BOTH THE LIMITED PURPOSE AND FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
24. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
25. THE CONSTRUCTION ON THE LOTS IN THIS PROJECT SHALL NOT CAUSE PONDING, EROSION OR INCREASED FLOW ON ADJACENT PROPERTIES.
26. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
27. ANY FINAL PLAT(S) OUT OF THIS PRELIMINARY PLAN MUST PROVIDE FOR A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT TO BE DEDICATED ADJACENT TO ALL PUBLIC STREET RIGHT OF WAYS.

PRELIMINARY PLAN FOR McCORMICK RANCH ON LAKE AUSTIN PHASE 3



PRELIMINARY PLAN NOTES (CONT...)

- 28. ALL CEFs SHALL BE AS SHOWN IN THIS PLAN OR AS DESCRIBED IN THE STEINER RANCH AGREEMENT, WHERE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED WITHIN THESE SETBACKS.
29. THIS SUBDIVISION IS SUBJECT TO THE ORDINANCE NO. 011025-49, WHICH CONTAINS: (1) THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND STEINER RANCH PARTIES AS RECORDED IN DOCUMENT NO. 201180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (2) CERTAIN CONSERVATION EASEMENTS TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2001180704 IN THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS.
30. THIS SUBDIVISION IS A PORTION OF THE RIO VISTA AND HORTON PARCELS AS DEPICTED IN EXHIBIT 'A' PER THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO 201180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
31. LOTS WITH FRONTAGE ON TWO STREETS WILL ONLY BE PERMITTED ACCESS FROM ONE OF THE ABUTTING STREETS. LOTS 49-55 BLOCK A WILL HAVE ACCESS TO WIMBERLEY KNOLL RUN AND LOTS 71 & 72 BLOCK A WILL HAVE ACCESS TO GRANITE SHOALS RUN.
32. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY.
33. SIDEWALKS LOCATED IN PUBLIC RIGHT-OF-WAYS ARE TO BE BUILT TO CITY OF AUSTIN STANDARDS. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY.
34. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS REQUIREMENTS.
35. PASSING SPACES TO BE PROVIDED ON SIDEWALKS AT A DISTANCE NOT TO EXCEED 200'. THE PASSING SPACE SHOULD BE A MINIMUM 5' WIDTH BY 5' LENGTH WITH A 2% CROSS SLOPE.
36. ALL TRENCHING GREATER THAN 5 FEET DEEP OCCURRING WITHIN 500 FEET OF A SPRING IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 6585) PROVISION FOR TRENCH WALL INSPECTION BY A GEOLOGIST (TEXAS P.G.) OR GEOLOGIST'S REPRESENTATIVE.
37. THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. STANDARD DETAILS ARE NOT A TRAFFIC CONTROL PLAN. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.
38. PER SECTION IV AND VI OF THE STEINER RANCH AGREEMENT 105 SEWER GENERATING DEVELOPMENT UNITS, 105 SINGLE FAMILY UNITS, 0 MULTI-FAMILY, 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.
39. LOTS 48, 56, 69 & 73 OF BLOCK A AS WELL AS LOTS 1,2, & 3 OF BLOCK E, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS, IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

PRELIMINARY PLAN NOTES (CONT...)

- 40. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, THE NATIONAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
41. DWELLING STRUCTURES LOCATED OVER 150 FEET FROM THE APPROVED FIRE APPARATUS ACCESS (MEASURED FROM THE APPARATUS TO THE MOST REMOTE POINT OF THE STRUCTURE AS THE HOSE LAYS) SHALL INSTALL AN APPROVED FIRE SPRINKLER SYSTEM.
42. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTION OF PRIVATE STREETS WITH PUBLIC STREETS.
43. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42 TO ALLOW: CUT AND FILL UP TO 8 FEET AND CONSTRUCTION UP TO 35% PER STEINER RANCH DEVELOPMENT AGREEMENT.
44. S.W.B.T. EASEMENT WILL BE VACATED ACROSS BLOCK E LOTS 1,2 AND 3, AND BLOCK A LOTS 44, 54, 55, 69 AND 70.
45. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS OR ONSITE SEWAGE FACILITY, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
46. ALL PRIVATE STREETS SHOWN HEREON, WIMBERLEY KNOLL RUN AND GRANITE SHOALS RUN, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

AUSTIN ENERGY GENERAL NOTES

- 1. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

COUNTY APPROVAL

Blank area for Travis County approval signature and date.

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 5. FILE NUMBER C8J-2021-0208.0A0A APPLICATION DATE. APPROVED BY ZAP ON. APPROVED BY COMMISSIONER'S COURT ON. EXPIRATION DATE (LDC 30-2-62).

SHEET INDEX

Table with columns: Sheet Number, Sheet Title, and Description. Includes sheets for COVER SHEET, PRELIMINARY PLAN 1 OF 2, PRELIMINARY PLAN 2 OF 2, EXISTING CONDITIONS, OVERALL EROSION SEDIMENTATION CONTROL PLAN, EROSION SEDIMENTATION CONTROL PLAN 1 OF 2, EROSION SEDIMENTATION CONTROL PLAN 2 OF 2, TREE LIST 1 OF 2, TREE LIST 2 OF 2, PREDEVELOPED DRAINAGE AREA MAP, DEVELOPED DRAINAGE AREA MAP, DRAINAGE AREA CALCULATIONS, CULVERT CALCULATIONS, OVERALL SLOPE MAP, SLOPE MAP 1 OF 2, SLOPE MAP 2 OF 2, CUT AND FILL MAP, WETLAND MITIGATION PLAN, SIGHT DISTANCE PLAN.

CONSULTANTS / CONTRACTORS

ENGINEER: ATWELL, INC. 805 LAS CIMAS PARKWAY, SUITE 310 AUSTIN, TEXAS 78746 512-904-0505
SURVEYOR: AUSTIN SPATIAL TECHNOLOGIES CONTACT: PAUL SALUVE, RPLS 512-573-6730

LEGAL DESCRIPTION

BEING APPROXIMATELY 211.67 ACRES OUT OF THE JOHN JACKSON SURVEY NO. 50, THE WM. BRADFORD SURVEY NO. 48 AND THE EDMUND B. WADSWORTH SURVEY NO. 47 IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN DEEDS TO TR VISTA PRESERVE, LLC AS RECORDED IN DOCUMENT NO. 2007182848 AND DOCUMENT NO. 2007182849 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PARKLAND DEDICATION

THE PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED WITH EACH FINAL PLAT.

STREET / ROADWAY INFORMATION

Table with columns: STREET NAME, R.O.W, PAVING WIDTH, CURB TYPE, LENGTH, CLASSIFICATION, NATURE. Lists streets like Wimberley Knoll Run and Granite Shoals Run with their respective specifications.

LAND USE SCHEDULE

Table with columns: LAND USE, LOTS, AREA (SF), ACREAGE (AC). Shows breakdown for Single Family, Drainage/Utility/Open Space, Private Streets, and Total.

FLOOD PLAIN NOTE

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48453C0410H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 507' M.S.L.
NOTE: (MINIMUM FINISHED FLOOR ELEVATION SHALL BE SHOWN INSIDE A BOX ON EACH AFFECTED LOT ON THE FACE OF THE PLAT WITH THE DESIGNATION OF "M.S.L." MEAN SEA LEVEL.)

STEINER RANCH DEVELOPMENT AGREEMENT ALLOCATIONS

PER SECTION IV & VI OF THE STEINER RANCH CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, APPROXIMATELY 23.49 ACRES OF ALLOWABLE IMPERVIOUS COVER WILL BE ALLOCATED TO THE "QUALIFYING RESIDENTIAL PORTION" OF THIS SUBDIVISION.
PER SECTION IV & VI OF THE STEINER RANCH DEVELOPMENT AGREEMENT, 105 SEWER GENERATING DEVELOPMENT UNITS, 105 SINGLE FAMILY UNITS, 0 MULTI-FAMILY UNITS, 0 GROSS SQUARE FEET OF RETAIL SPACE, AND 0 GROSS SQUARE FEET OF ALL OTHER USES WILL BE ALLOCATED TO THE "QUALIFYING RESIDENTIAL PORTION" OF THIS SUBDIVISION.

CITY OF AUSTIN WAIVER NOTES

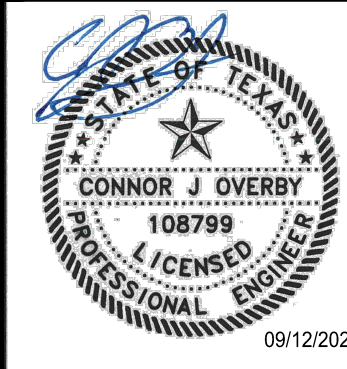
- 1. AN ADMINISTRATIVE WAIVER FOR THE ALLOWANCE OF CUT AND FILL VALUES OF EIGHT (8') FEET OR LESS WAS GRANTED ON JANUARY 7, 2014 PER SECTION VIII(B)(3)(i) OF THE TAYLOR WOODROW/STEINER RANCH DEVELOPMENT AGREEMENT FILED WITH THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT NO. 2001180704.
2. AN ADMINISTRATIVE WAIVER FOR THE ALLOWANCE OF CONSTRUCTION ON SLOPES UP TO THIRTY-FIVE (35%) PERCENT WAS GRANTED ON JANUARY 7, 2014 PER SECTION VIII(B)(3)(i) OF THE TAYLOR WOODROW/STEINER RANCH DEVELOPMENT AGREEMENT FILED WITH THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT NO. 2001180704.

TRAVIS COUNTY VARIANCE NOTES

- 1. A VARIANCE TO SECTION 30-2-151, STREET ALIGNMENT (STREETS OF A NEW SUBDIVISION SHALL BE ALIGNED WITH EXISTING STREETS ON ADJOINING PROPERTY) WAS APPROVED ON \_\_\_\_\_, 20\_\_\_\_ BY THE TRAVIS COUNTY COMMISSIONERS COURT TO NOT EXTEND MERLENE DRIVE.
2. A VARIANCE TO REQUEST TO SECTION 30-3-191, SIDEWALK INSTALLATION IN SUBDIVISIONS (A PERSON WHO SUBDIVIDES PROPERTY SHALL INSTALL SIDEWALKS) WAS APPROVED ON \_\_\_\_\_, 20\_\_\_\_ BY THE TRAVIS COUNTY COMMISSIONERS COURT.
3. A VARIANCE REQUEST TO SECTION 30-2-159(A), PRIVATE STREETS WAS APPROVED ON \_\_\_\_\_, 20\_\_\_\_ BY THE TRAVIS COUNTY COMMISSIONERS COURT.
4. A VARIANCE REQUEST TO SECTION 30-2-158(C) FOR GRANITE SHOALS RUN AND WIMBERLEY KNOLL RUN TO BE GREATER THAN 2,000 FEET IN LENGTH WAS APPROVED ON \_\_\_\_\_, 20\_\_\_\_ BY THE TRAVIS COUNTY COMMISSIONERS COURT.

SIGNATURE BLOCK

Blank area for signatures of relevant parties.



PROJECT DATA

COUNTY: TRAVIS
CITY LIMITS/ETC: COA, LP & FP
FINAL PLAT NUMBER: N/A
RELATED CASES: C8J-2008-0068
PROJECT ADDRESS: SELMA HUGHES PARK RD.
GRID NUMBER: W28, W27, A28, A27
ZONING: SF-2-CO & LA
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0410H

OWNER / DEVELOPER

GMK MCCORMICK RANCH HOLDINGS LP
901 TERRACE MOUNTAIN DRIVE WESTLAKE HILLS, TX 78746-2730

LAKE AUSTIN JV LLC
3614 LAJITAS LEANDER, TX 78641-3654

GIBEAU FRANK TRUST
24 ALMENDRAL AVENUE ATHERTON, CA 94027-4002

CONSULTANTS:

Blank area for listing consultants.

EDITED: September 19, 2023
PLOTTED: September 19, 2023
PLOTTED BY: Corinne Van Vliet

HORIZONTAL SCALE:
VERTICAL SCALE:

MCCORMICK RANCH PRELIMINARY PLAN PHASE 3

COVER SHEET
1 OF 3