



Coldwell Banker United

632 S Quinlan Park Rd

LAKE AUSTIN, AUSTIN, TX 78732

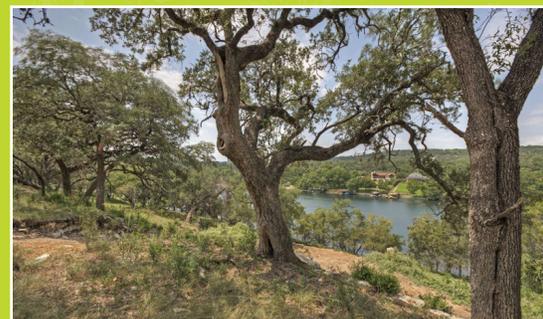
\$5,150,000

- 25 Acres
- Over 870 feet of waterfront on Lake Austin
- Lush greenery and gentle slopes
- Bordered by a private reserve and fenced high-end communities
- Incredible views
- Mature oaks throughout



Located in the Steiner Ranch area off Quinlan Park Rd. and adjacent to gated communities of The Bluffs at Steiner Ranch and Caslano, this private tract of land is one of the largest on Lake Austin. Boasting over 870 feet of waterfront, this is a premier Lake Austin property.

There is approximately 60 ft. of frontage on Quinlan Park, with a gated entrance leading to the land. The terrain has gentle sloping with several flat areas suitable for building. There are mature oaks throughout the property. Water, phone, sewer, and electricity have all been run to the property. This is ready to become one of the finest estates on Lake Austin.

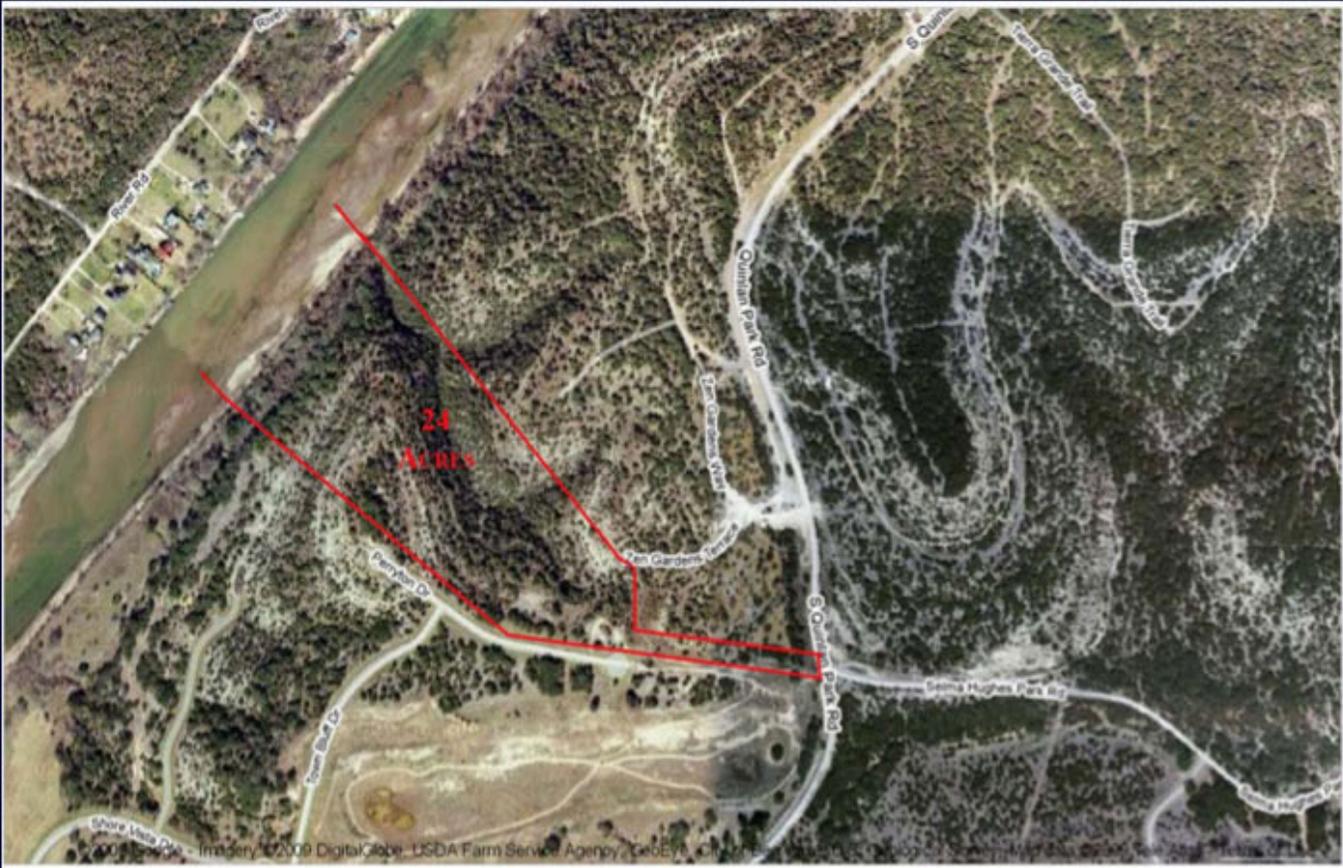


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 Coldwell Banker United
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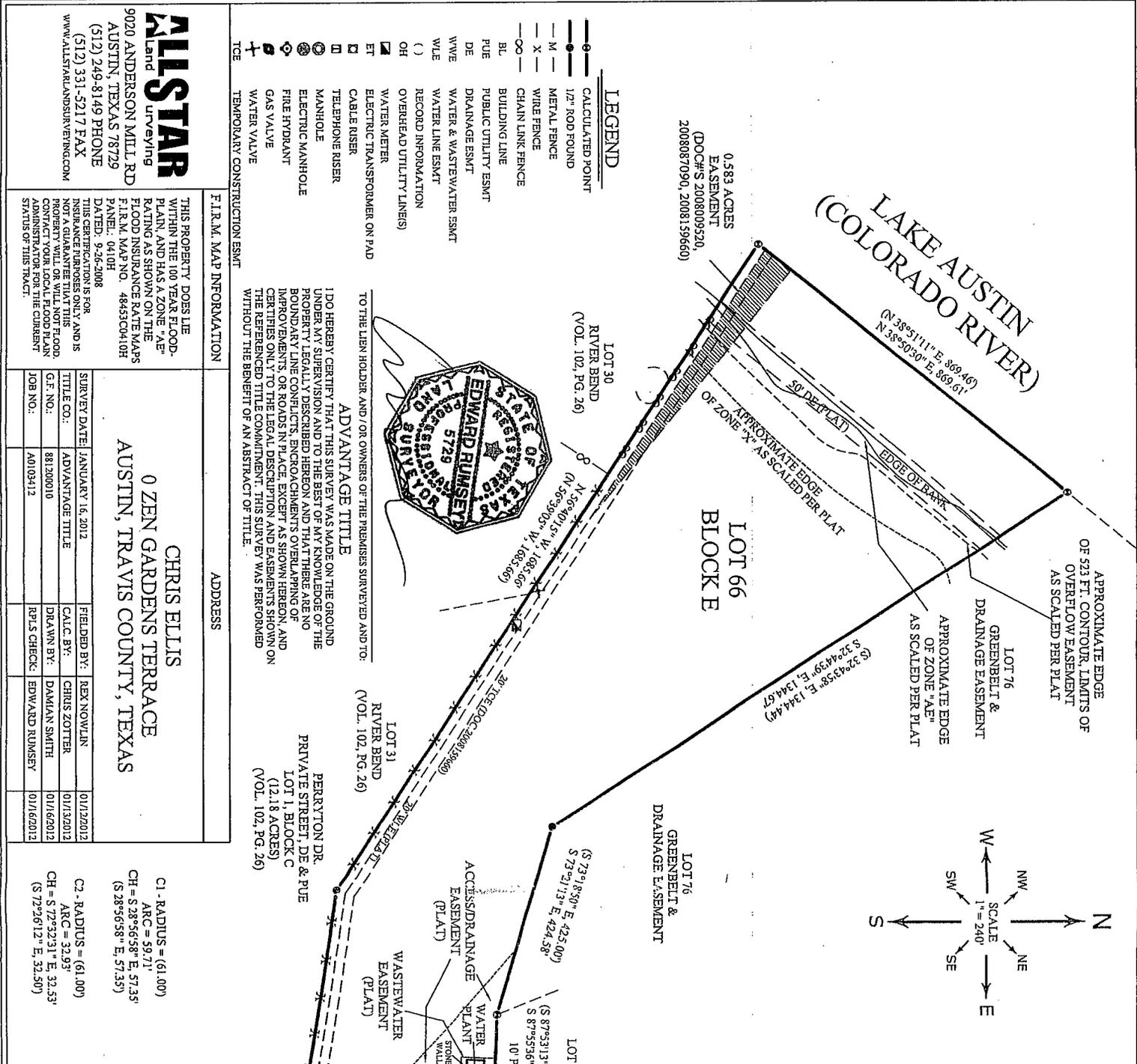


RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 13008, PG. 756 CORRECTED IN VOL. 13036, PG. 559, DOC. NOS. 2000009813, 2000009817, 2000143255, 2002057508, 2003057159, 2003163351, 20040009707, 20040009708, 2004014509, 2004027474, 2004036580, 2004092278, 2005042893, 2005091740, 2005126895, 2005163691, 2005212511, 2005231870, 2006019332, 2006059568, 2006071642, 2006244529, 2006244530, 2007042874, 2007042875, 2007042877, 2011085378, 2011085408, 2010081885, 2011002035, AND AS PER PLAT IN DOC. NO. 200300172.
 SUBJECT TO BUILDING SETBACK LINES IN DOC. NOS. 2003057159, 2005212511, 2006071642, 2007042877, 2010081885, AND AS PER PLAT IN DOC. NO. 200500172.
 SUBJECT TO A PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT IN DOC. NOS. 2008090520, 200807090, 2008159660.
 SUBJECT TO EASEMENTS AND EASEMENT RIGHTS AS PER PLAT IN DOC. NO. 200500172.
 SUBJECT TO A TELEPHONE LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 1358, PG. 122.
 SUBJECT TO AN ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 5254, PG. 2002.
 SUBJECT TO RESERVED EASEMENT RIGHTS IN VOL. 13008, PG. 756 AMENDED IN DOC. NO. 2000143255.
 SUBJECT TO AN ACCESS, DRAINAGE, WASTEWATER EASEMENT AS PER PLAT IN DOC. NO. 200500172.
 SUBJECT TO A RELEASE OF DAMAGES AND INUNDATION EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 275, PG. 463 MODIFIED IN VOL. 442, PG. 293, AND AS PER PLAT IN DOC. NO. 200500172.
 SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER BETWEEN CITY OF AUSTIN AND T.H.L. RANCHO, LTD., ET AL IN DOC. NO. 2001180704.

LEGAL DESCRIPTION

LOT 66, BLOCK E, OF RIVER DANCE, PHASE TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER DOCUMENT NO. 200500172 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



ALLSTAR
 Land Surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 WWW.ALLSTARLANDSURVEYING.COM

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE AE RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 4845304H/08 PANEL: 0410H
 DATED: 9-26-2008
 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY, AND IS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS
 CHRIS ELLIS
 0 ZEN GARDENS TERRACE
 AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY 16, 2012	FIELD BY:	REX NOWLIN	DATE:	01/13/2012
TITLE CO.:	ADVANTAGE TITLE	CALC. BY:	CHRIS ZOTTER	DATE:	01/13/2012
G.F. NO.:	881200010	DRAWN BY:	DAKIAN SMITH	DATE:	01/16/2012
JOB NO.:	A0103412	PLS CHECK:	EDWARD RUNSEY	DATE:	01/16/2012

LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- M METAL FENCE
- X WIRE FENCE
- OO CHAIN LINK FENCE
- BL BUILDING LINE
- PU PUBLIC UTILITY ESMT
- DE DRAINAGE ESMT
- WVE WATER & WASTEWATER ESMT
- () RECORD INFORMATION
- OH OVERHEAD UTILITY LINES)
- WATER METER
- ET ELECTRIC TRANSFORMER ON PAD
- CABLE RISER
- TELEPHONE RISER
- MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- TEMPORARY CONSTRUCTION ESMT

ADVANTAGE TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND CERTIFYING ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

**C1 - RADIUS = (61.00')
 ARC = 59.71°
 CH = 5.28°56'58" E, 57.35'
 S 28°56'58" E, 57.35'**

**C2 - RADIUS = (61.00')
 ARC = 32.93°
 CH = 5.72°32'31" E, 32.53'
 S 72°56'12" E, 32.50'**