



## Travis County Commissioners Court Agenda Request

**Meeting Date:** January 10, 2012

**Prepared By:** Paul Scoggins **Phone #:** 854-7619

**Division Director/Manager:** Anna Bowlin, Division Director, Development Services

*Carol B. Dwyer*  
**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Eckhardt, Precinct Two

**AGENDA LANGUAGE:** Consider and take appropriate action on an Alternative Fiscal Agreement for Raceway Single Family Subdivision Section Two Final Plat (A Small Lot Subdivision) in Precinct Two.

### **BACKGROUND/SUMMARY OF REQUEST:**

This resubdivision final plat consists of 69 single family on 10.576 acres. The proposed plat's boundaries are located within the previously-platted Northridge Acres No. 2 subdivision, and the applicant proposes to resubdivide lots 16, 17, 24, and 25 of the Northridge Acres Number Two subdivision into the Raceway Single Family Subdivision Section Two Final Plat.

The developer of the subject subdivision requests to have the plat held in abeyance while street and drainage facilities are constructed. Alternative fiscal in the amount \$239,189.00 is posted with the City of Austin. Staff recommends approval of the proposed motion.

Under Alternative Fiscal, the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the County Executive authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of Alternative Fiscal.

### **Plat Status**

The City of Austin Zoning and Platting Commission approved the final plat on December 6, 2011. The plat meets Travis County standards and has everything in place such that it could be recommended for approval at this time.

**Revegetation/Erosion Control Fiscal**

Alternative fiscal covering the costs of revegetation and erosion/sedimentation control in the amount \$239,189.00 is posted with the City of Austin.

**Access to Publicly Maintained Road**

The subdivision takes access from Travesia Way, accepted for maintenance by the Travis County.

**Water and Waste Water Service**

Water and wastewater service for this subdivision will be provided by the City of Austin.

**STAFF RECOMMENDATIONS:**

As this resubdivision final plat meets all Single Office standards, was approved by the City of Austin Zoning and Platting Commission on December 6, 2011, and appropriate fiscal has been posted, Single Office staff recommends approval of the motion.

**ISSUES AND OPPORTUNITIES:**

N/A

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

Alternative Fiscal Agreement  
Extension of 60 days Agreement

**REQUIRED AUTHORIZATIONS:**

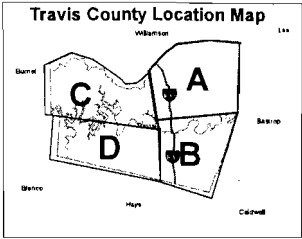
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

**CC:**

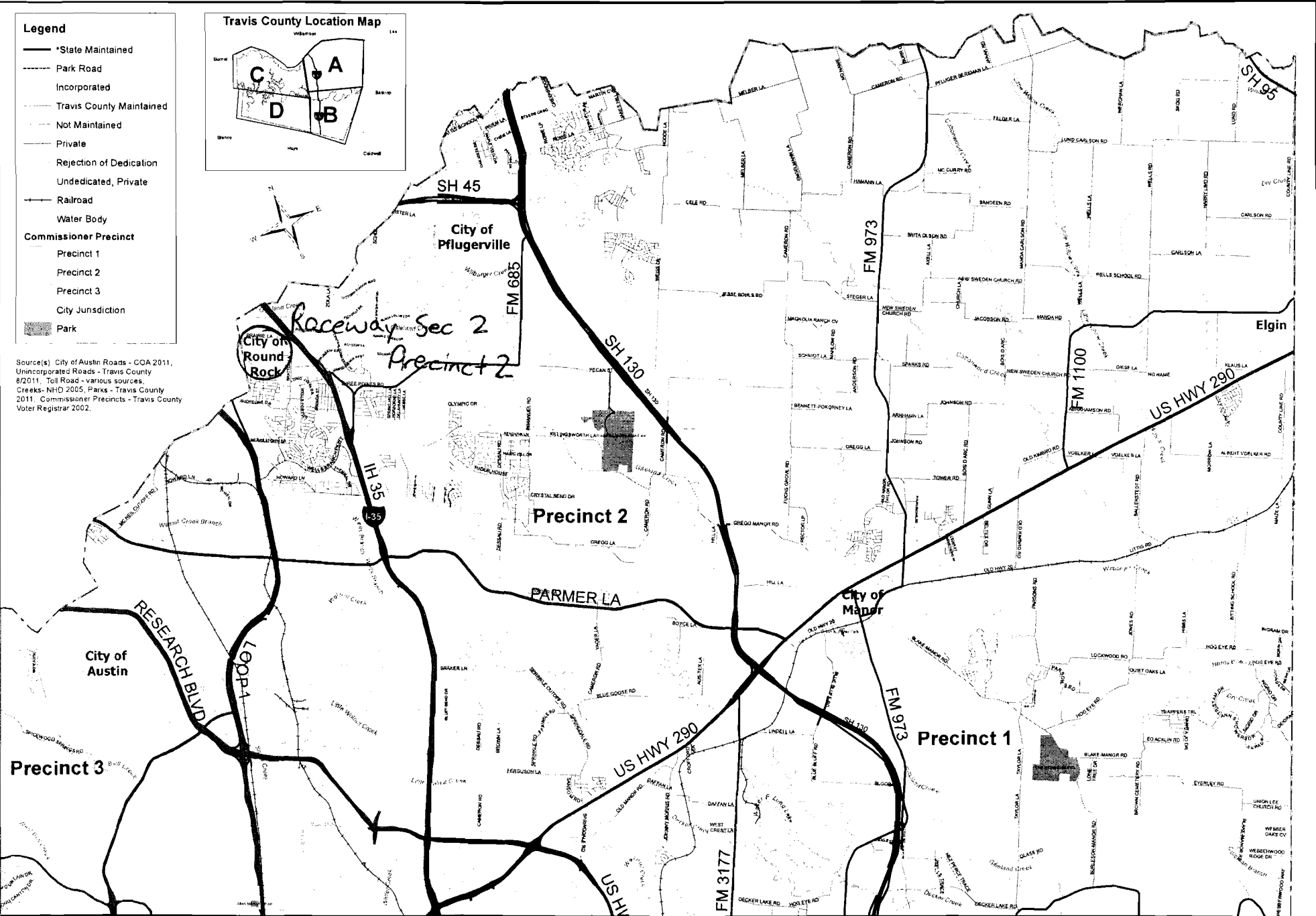

**SM:AB:mh**

**1101 - Development Services - Raceway Single Family Section Two Final Plat**

- Legend**
- \*State Maintained
  - - - - - Park Road
  - Incorporated
  - - - - - Travis County Maintained
  - - - - - Not Maintained
  - Private
  - - - - - Rejection of Dedication
  - - - - - Undedicated, Private
  - Railroad
  - Water Body
  - Commissioner Precinct**
  - Precinct 1
  - Precinct 2
  - Precinct 3
  - City Jurisdiction
  - Park



Source(s) City of Austin Roads - GOA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.

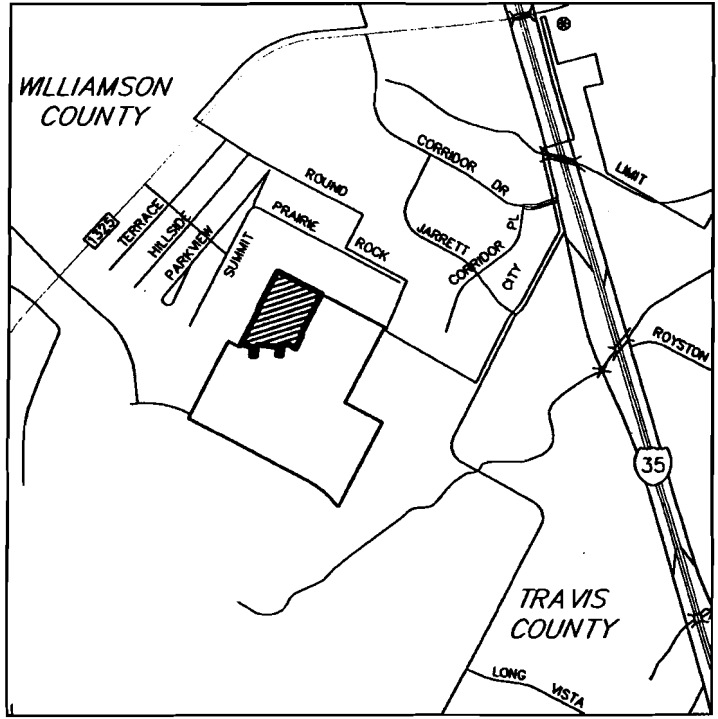


Map Disclaimer: The data is provided "as is" with no warranties of any kind.

# Travis County Roadways, Map A



Map Prepared by: Travis County Dept. of Transportation & Natural Resources. Date: 8/9/2011



RACEWAY CROSSING SECTION 2	
VICINITY MAP	
<b>JC JONES &amp; CARTER, INC.</b> ENGINEERS-PLANNERS-SURVEYORS <small>Texas Board of Professional Engineers Registration No. F-437 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-8483</small>	
SCALE:	1" = 2000'
DATE:	6/14/2011
JOB NO:	A598-003

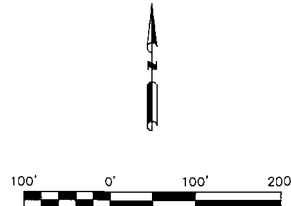


# RACEWAY SINGLE FAMILY SUBDIVISION SECTION ONE (A SMALL LOT SUBDIVISION) TRAVIS COUNTY, TEXAS

LOT TABLE	
DESCRIPTION	ACREAGE
SINGLE FAMILY LOTS	7.728 ACRES
AMENITY CENTER LOT	1.186 ACRES
LANDSCAPE LDTS	0.485 ACRE
GRAND AVENUE PARKWAY	1.419 ACRES
BELMONT STABLES LANE	0.315 ACRE
HAMPTON BUSS TRACE	1.119 ACRES
TRAVESIA WAY	1.086 ACRES
TRANQUIL LANE	0.703 ACRE
TOTAL RIGHT-OF-WAY	4.640 ACRES
TOTAL AREA	14.039 ACRES
TOTAL NO. OF LOTS	70

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD BEARING
C1	278.00'	62.48'	82.35' S 05°27'55" W
C2	222.00'	84.82'	84.31' N 09°58'20" E
C3	208.00'	50.24'	50.12' S 11°56'45" W
C4	5.00'	8.38'	7.43' S 42°58'25" E
C5	5.00'	7.33'	6.69' S 47°01'35" W
C6	272.00'	106.52'	105.84' S 16°14'45" W
C7	328.00'	67.42'	87.30' N 51°29'12" W
C8	15.00'	24.91'	22.15' S 75°02'42" W
C9	40.00'	12.46'	12.41' S 18°32'25" W
C10	80.00'	18.69'	18.62' S 18°59'25" W
C11	25.00'	36.52'	35.54' S 17°49'37" E
C12	28.00'	39.01'	35.17' N 72°10'23" E
C13	80.00'	18.43'	18.36' N 36°16'00" E
C14	40.00'	12.29'	12.24' N 36°16'00" E
C15	15.00'	22.21'	20.24' N 14°57'18" W
C16	972.00'	87.53'	87.50' N 59°57'18" W
C17	972.00'	17.04'	17.04' N 57°52'38" W
C18	972.00'	70.49'	70.48' S 60°27'25" E
C19	5.00'	7.85'	7.07' S 72°27'55" W
C20	15.00'	21.36'	19.60' S 131°01'21" E
C21	51.00'	231.91'	77.84' S 76°10'04" W
C22	60.00'	51.96'	50.35' S 29°17'13" E
C23	60.00'	41.79'	40.95' S 15°28'16" W
C24	60.00'	63.80'	60.84' S 65°53'04" W
C25	60.00'	43.01'	42.10' N 63°07'09" W
C26	60.00'	64.91'	61.79' N 11°35'37" W
C27	60.00'	7.36'	7.36' N 22°54'44" E
C28	5.00'	4.64'	4.47' N 00°54'01" E
C29	50.00'	146.45'	99.44' N 58°14'45" E
C30	5.00'	4.64'	4.47' S 64°24'31" E
C31	50.00'	46.59'	44.93' N 01°01'52" E
C32	50.00'	46.80'	44.93' N 54°25'37" E
C33	50.00'	45.07'	43.56' S 73°03'06" E
C34	50.00'	8.19'	8.18' S 42°32'12" E
C35	5.00'	7.85'	7.07' N 44°01'35" E
C36	5.00'	7.85'	7.07' S 45°58'25" E
C37	5.00'	7.33'	6.69' N 47°01'35" E
C38	5.00'	8.38'	7.43' N 42°58'25" E
C39	15.00'	22.21'	20.24' N 14°57'18" W
C40	328.00'	182.80'	181.14' N 137°44'55" W
C41	328.00'	30.13'	30.12' N 24°50'01" E
C42	328.00'	132.67'	131.77' N 10°36'51" E
C43	5.00'	7.85'	7.07' N 44°01'35" E
C44	5.00'	7.85'	7.07' S 45°58'25" E
C45	272.00'	135.01'	133.63' S 13°14'45" W
C46	272.00'	28.38'	28.37' S 02°00'57" W
C47	272.00'	63.44'	63.30' S 11°41'13" W
C48	272.00'	40.58'	40.54' S 22°39'12" W
C49	272.00'	2.50'	2.50' S 27°12'06" W
C50	15.00'	24.91'	22.15' S 75°02'42" W
C51	1028.00'	92.57'	92.54' N 99°57'18" W
C52	1028.00'	89.49'	89.46' N 59°52'08" W
C53	1028.00'	3.09'	3.09' N 62°26'55" W
C54	5.00'	7.85'	7.07' N 17°32'05" W
C55	25.00'	26.86'	25.59' N 58°14'45" E
C56	272.00'	49.94'	49.87' S 52°06'53" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°27'19" E	36.47
L2	N 30°08'00" E	
L2	S 00°58'25" E	43.60'
L3	N 89°01'35" E	56.00'
L4	N 00°58'25" W	43.60'
L5	S 05°01'35" W	43.27'
L6	S 84°58'25" E	56.00'
L7	S 00°58'25" E	56.00'
L8	S 89°01'35" W	6.94'
L9	S 05°01'35" W	6.94'
L10	N 84°58'25" W	56.00'
L11	S 27°32'47" W	28.17'
L12	N 57°22'30" W	22.65'
L13	S 32°37'30" W	56.00'
L14	S 27°27'59" W	27.07'
L15	S 09°36'54" W	29.97'
L16	S 27°27'59" E	11.79'
L17	S 63°07'09" E	50.00'
L18	N 27°27'55" E	12.62'
L19	N 43°04'04" E	30.81'
L20	N 27°27'55" E	34.95'
L21	N 57°22'30" W	12.07'
L22	S 27°27'55" W	3.56'
L23	S 05°01'35" W	50.21'
L24	N 57°22'30" W	30.42'
L25	N 00°58'25" W	36.97'
L26	S 00°58'25" E	36.97'
L27	N 57°22'30" W	4.31'
L28	N 14°38'13" E	40.00'
L29	N 00°58'25" W	42.78'
L30	S 57°22'30" E	22.65'



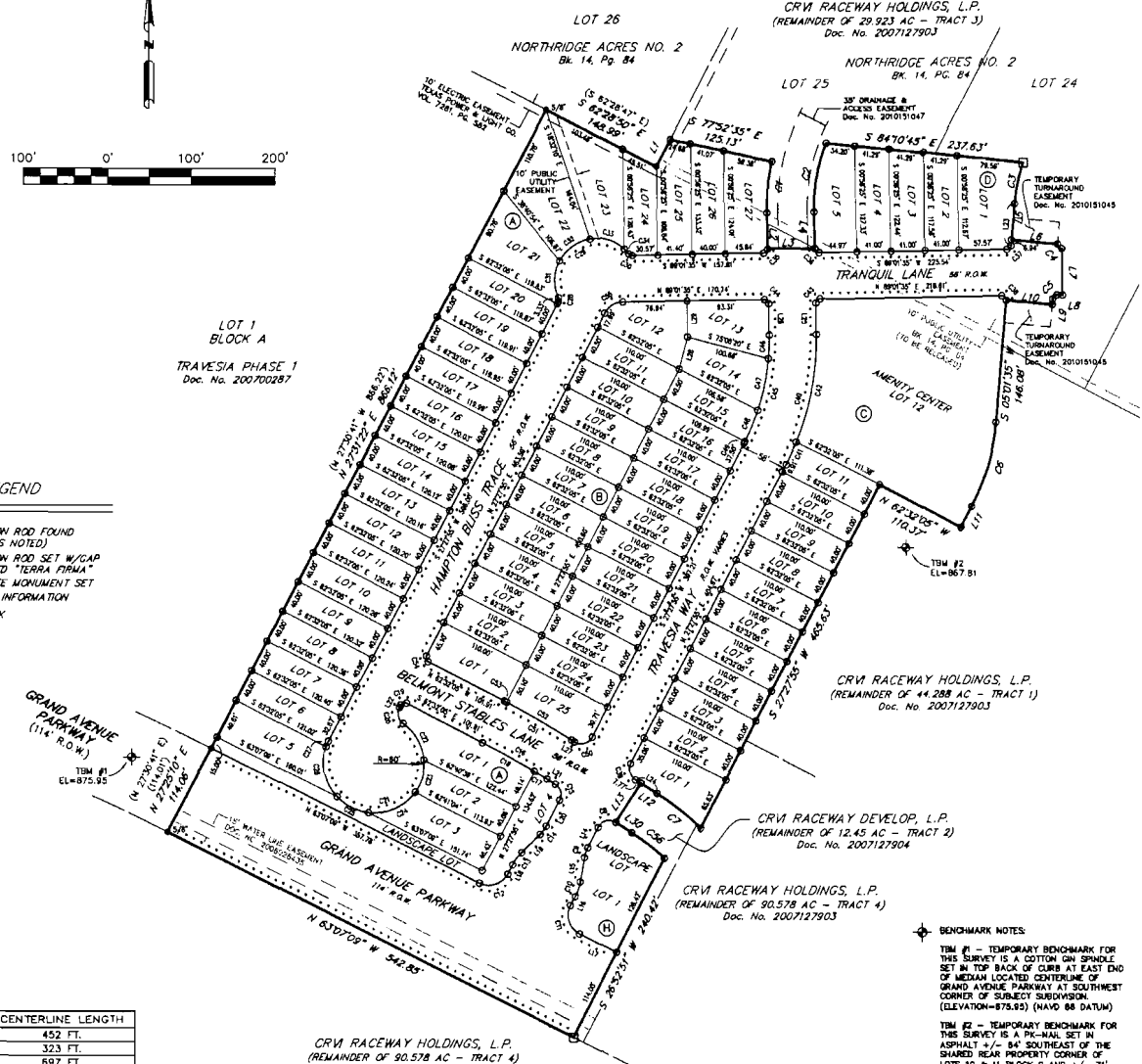
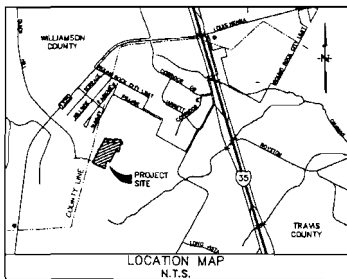
**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- ( ) RECORD INFORMATION
- ..... SIDEWALK

**BEARING BASIS NOTE:**

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001118368.

STREET NAMES	R.O.W. WIDTH	CENTERLINE LENGTH
GRAND AVENUE PARKWAY	114 FT.	452 FT.
BELMONT STABLES LANE	56 FT.	323 FT.
HAMPTON BUSS TRACE	VARIES	697 FT.
TRAVESIA WAY	VARIES	924 FT.
TRANQUIL LANE	56 FT.	528 FT.
TOTAL		2,924 FT.



- BENCHMARK NOTES:**
- TM #1 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET IN TOP BACK OF CURB AT EAST END OF MEDIAN LOCATED CENTERLINE OF GRAND AVENUE PARKWAY AT SOUTHWEST CORNER OF SURVEY SUBDIVISION (ELEVATION=875.93) (NAVD 88 DATUM)
  - TM #2 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A P.C.-M.N. SET IN ASPHALT 4'-6" 84" SOUTHWEST OF THE SHARED REAR PROPERTY CORNER OF LOTS 10 & 11 BLOCK C AND +/- 71' SOUTHWEST OF THE MOST SOUTHWEST PROPERTY CORNER OF LOT 12, BLOCK C. (ELEVATION=867.81) (NAVD 88 DATUM)

SURVEYOR:



1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 - 512/328-8373 - Fax 512/445-2288

ENGINEER:

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1701 DIRECTORS BLVD., STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

FILE: J:\Projects\A598\002\Survey\Drawing Files\Final Plot - Sec 1	J:\Projects\A598\002\Survey\Point Files\A598-Final Plat Sec. 1.crd
JOB NO: 04598-002-00/500	DRAWN BY: MSC
DATE: June 14, 2010	CHECKED BY: JON
SCALE: 1"=100'	REVISED: October 26, 2010

## RACEWAY SINGLE FAMILY SUBDIVISION SECTION ONE (A SMALL LOT SUBDIVISION)

Exhibit 82.401 (D)

(d) Alternative Fiscal Policy Request and Acknowledgement

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit “A”**, which is attached hereto and made a part hereof. The Owner requests that Travis County’s Transportation and Natural Resources Department (“TNR”) hold the proposed plat of land in abeyance until all of the proposed subdivision improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the “Standards”) to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision’s description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and acceptance of the construction by the County.

Alternative Fiscal

Exhibit 82.401 (D) (d) Alternative Fiscal Request and Acknowledge – page 2 of 4

Executed this \_\_\_\_ day of \_\_\_\_\_, 2011.

OWNER: Pulte Homes of Texas, L.P.  
a Texas Limited Partnership

By: [Signature]

Name: Brent Baker

Title: Vice President of Land  
Authorized Representative

12301-B Rkuta Trace Pkwy, Building 2

Address

Austin TX 78727

City, State

795-0190

Phone

531-3356

Fax

ACKNOWLEDGEMENT

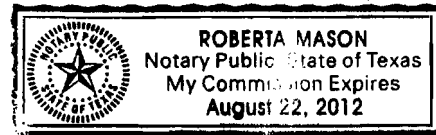
STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 1st day of November, 2011, by Brent Baker in the capacity stated herein.

[Signature]  
Notary Public in and for the State of Texas

ROBERTA MASON  
Printed or typed name of notary



My Commission Expires: 8-22-12



TRAVIS COUNTY, TEXAS:

By: \_\_\_\_\_  
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, in the capacity stated herein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Printed or typed name of notary  
My commission expires: \_\_\_\_\_

Exhibit 82.401 (D) (d) Alternative Fiscal Request and Acknowledge – page 4 of 4

*SAMPLE EXHIBIT "A" OR FIELD NOTES*

Alternative Fiscal

**EXHIBIT "A"**

That certain tract of land described as See attached  
subdivision is \_\_\_\_\_ acres, being a portion of that same tract of land described in  
Volume \_\_\_\_\_, Page \_\_\_\_\_ or Document No. \_\_\_\_\_ of the Real  
Property Records of Travis County, Texas, as delineated on a plat under the same name which  
will be held in abeyance until approval is granted by the Travis County Commissioners' Court.

EXHIBIT A

Proposed Raceway Single Family Subdivision  
Section Two Parcel

**FIELD NOTES  
10.576-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GEORGE W. SPEAR SURVEY NO. 100, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 12.45-ACRE TRACT (TRACT II) AS CONVEYED TO CRVI RACEWAY DEVELOP, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007127904 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 29.923-ACRE TRACT (TRACT 3) AS CONVEYED TO CRVI RACEWAY HOLDINGS, L.P., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007127903 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 29.923-ACRE TRACT ALSO DESCRIBED AS BEING LOTS 16 THRU 25, NORTHRIDGE ACRES NO. 2, A SUBDIVISION AS RECORDED IN BOOK 14, PAGE 84 OF THE PLAT RECORDS OF TRAVIS COUNTY TOGETHER WITH THAT PORTION OF MEADOW LANE VACATED BY ORDER VACATING A PUBLIC ROAD, AS RECORDED IN VOLUME 3175, PAGE 284 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½” iron rod found at the southeast corner of Lot 26 of the above described Northridge Acres No. 2, at an inside corner of Lot 25, Block A, Raceway Single Family Subdivision Section One (A Small Lot Subdivision), a subdivision as recorded in Document No. 201100066 of the Official Public Records of Travis County, Texas; Thence, with the east line of said Lot 26, Northridge Acres No. 2., N27°27'19"E a distance of 36.47 feet to a 1/2” iron rod set with cap stamped TERRA FIRMA at the northwest corner of said Lot 25, Block A, Raceway Single Family Subdivision Section One for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the east line of said Lot 26, Northridge Acres No. 2., N27°27'19"E a distance of 413.42 feet to a ½" iron rod found on the south right-of-way line of Meadow Lane at the northeast corner of said Lot 26, Northridge Acres No. 2 at an angle point of this tract;

THENCE N16°09'11"E a distance of 51.12 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the north right-of-way line of Meadow Lane at the southeast corner of Lot 15 of said Northridge Acres No. 2 at an angle point of this tract, from which a ½" iron rod found at the southwest corner of said Lot 15, Northridge Acres No. 2 bears N62°25'54"W a distance of 284.71 feet;

THENCE, with the east line of said Lot 15, Northridge Acres No. 2, N27°33'39"E a distance of 460.06 feet to a PK Nail found in fence post at the most northerly corner of said CRVI Raceway Holdings, L.P. 29.923-acre tract also being the northeast corner of said Lot 15, Northridge Acres No. 2 for the most northerly corner of this tract;

THENCE, with the northeast line of said CRVI Raceway Holdings, L.P. 29.923-acre tract, S62°31'26"E, pass a ½" iron rod found at 427.42 feet, and continuing on for a total distance of 561.11 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for the most easterly corner of this tract;

THENCE S27°15'52"W a distance of 168.63 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA;

THENCE S27°27'19"W a distance of 342.91 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract;

THENCE S62°44'08"E a distance of 19.81 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for an outside corner of this tract;

THENCE S27°15'52"W a distance of 166.21 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for the most easterly southeast corner of this tract;

THENCE N62°44'08"W a distance of 130.37 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract;

THENCE S27°27'19"W a distance of 44.28 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the left;

THENCE, along said curve to the left an arc distance of 59.50 feet, having a radius of 152.00 feet, and a chord which bears S16°14'27"W a distance of 59.12 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at a point of tangency;

THENCE S05°01'35"W a distance of 43.27 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA on the north right-of-way line of Tranquil Lane as dedicated by

said Raceway Single Family Subdivision Section One subdivision, for the most southerly southeast corner of this tract;

THENCE N84°58'25"W a distance of 56.00 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA on the east line of Lot 1, Block D of said Raceway Single Family Subdivision Section One for an outside corner of this tract;

THENCE, with the east line of said Lot 1, Block D, Raceway Single Family Subdivision Section One, N05°01'35"E a distance of 43.27 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the right;

THENCE, continuing with the east line of said Lot 1, Block D, Raceway Single Family Subdivision Section One, along said curve to the right an arc distance of 50.24 feet, having a radius of 208.00 feet, and a chord which bears N11°56'45"E a distance of 50.12 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at the northeast corner of said Lot 1, Block D, Raceway Single Family Subdivision Section One, for an inside corner of this tract;

THENCE, with the north line of said Block D, Raceway Single Family Subdivision Section One, N84°10'45"W a distance of 237.63 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at the northwest corner of Lot 5, Block D of said Raceway Single Family Subdivision Section One, for an inside corner of this tract;

THENCE, with the west line of said Lot 5, Block D, Raceway Single Family Subdivision Section One, along a curve to the left an arc distance of 84.82 feet, having a radius of 222.00 feet, and a chord which bears S09°58'20"W a distance of 84.31 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA;

THENCE, continuing with the west line of said Lot 5, Block D, Raceway Single Family Subdivision Section One, S00°58'25"E a distance of 43.60 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for an outside corner of this tract;

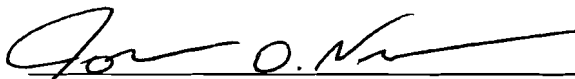
THENCE S89°01'35"W a distance of 56.00 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA on the east line of Lot 27, Block A of said Raceway Single Family Subdivision Section One for the most southerly southwest corner of this tract;

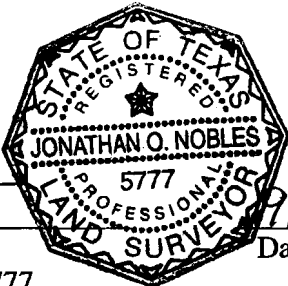
THENCE, with the east line of said Lot 27, Block A, Raceway Single Family Subdivision Section One, N00°58'25"W a distance of 43.60 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the right;

THENCE, continuing with the east line of said Lot 27, Block A, Raceway Single Family Subdivision Section One, along said curve to the right an arc distance of 62.48 feet, having a radius of 278.00 feet, and a chord which bears N05°27'55"E a distance of 62.35 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at the northeast corner of said Lot 27, Block A, Raceway Single Family Subdivision Section One, for an inside corner of this tract;

THENCE, with the north line of Lots 27, 26 and 25, Block A of said Raceway Single Family Subdivision Section One, N77°52'35"W a distance of 125.13 feet to the POINT OF BEGINNING, and containing 10.576 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on December 10, 2010 under my supervision and are true and correct to the best of my knowledge.

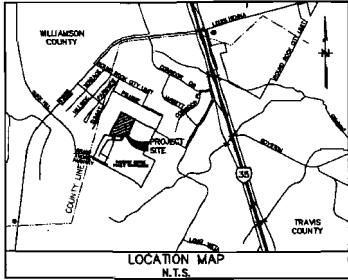
  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

  
Date 9/16/2011

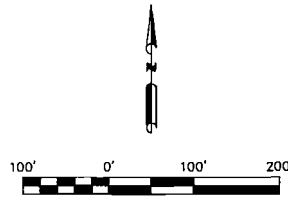
Client: Pulte Homes of Texas, LP  
Date: September 16, 2011  
Job No.: 0A598-003  
FB: 613 / 5, 618 /33  
File: J:\Projects\A598 Raceway Crossing\003 Section Two\Survey\Point Files\A598-003.crd  
J:\Projects\A598 Raceway Crossing\003 Section Two\Survey\Legal Desc\A598-003 Sec 2-FN.doc

**BASIS OF BEARINGS:**  
Horizontal Datum based upon State Plane Coordinate System, NAD 83, Texas Central Zone.

# RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION) TRAVIS COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - P-K WALL FOUND IN FENCE POST
  - ▲ 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
  - CONCRETE MONUMENT SET
  - ( ) RECORD INFORMATION
  - ..... SIDEWALK



STREET NAMES	R.O.W. WIDTH	CENTERLINE LENGTH
TRAVESIA WAY	56 FT.	830 FT.
MEADOW LANE	50 FT.	143 FT.
KENTER CROSSING	56 FT.	403 FT.
MCALOON WAY	56 FT.	695 FT.
DOVER FERRY CROSSING	56 FT.	158 FT.
TOTAL		2,229 FT.

DESCRIPTION	ACREAGE
SINGLE FAMILY LOTS	7.744 ACRES
TRAVESIA WAY	1.201 ACRES
MEADOW LANE	0.133 ACRE
KENTER CROSSING	0.433 ACRE
MCALOON WAY	0.888 ACRE
DOVER FERRY CROSSING	0.187 ACRE
TOTAL RIGHT-OF-WAY	2.832 ACRES
TOTAL AREA	10.576 ACRES
TOTAL NO. OF LOTS	69

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	152.00'	59.50'	59.12'	S 16°14'27" W
C2	208.00'	50.24'	50.12'	N 11°56'46" E
C3	222.00'	84.82'	84.31'	S 09°58'20" W
C4	278.00'	62.48'	62.35'	N 05°27'55" E
C5	5.00'	7.85'	7.07'	S 72°27'19" W
C6	5.00'	4.84'	4.47'	S 00°53'25" W
C7	5.00'	171.10'	98.02'	S 72°21'35" W
C8	5.00'	4.84'	4.47'	N 36°10'14" W
C9	5.00'	7.84'	7.06'	S 72°21'35" W
C10	5.00'	7.87'	7.06'	S 17°38'25" E
C11	5.00'	7.84'	7.06'	N 72°21'35" E
C12	208.00'	81.42'	80.90'	S 16°14'27" W
C13	208.00'	31.18'	31.16'	S 23°09'37" W
C14	5.00'	7.87'	7.06'	N 17°38'25" E
C15	25.00'	39.19'	35.30'	S 72°21'35" W
C16	222.00'	110.15'	109.02'	S 13°14'27" W
C17	222.00'	25.33'	25.32'	S 24°11'12" W
C18	278.00'	137.94'	136.53'	S 13°14'27" W
C19	278.00'	46.21'	46.16'	S 16°39'58" W
C20	278.00'	29.24'	29.23'	S 24°26'30" W
C21	5.00'	7.87'	7.07'	S 17°38'25" E
C22	50.00'	22.63'	22.44'	S 12°44'45" E
C23	50.00'	35.00'	34.28'	S 20°18'51" W
C24	50.00'	35.00'	34.28'	S 60°25'17" W
C25	50.00'	35.00'	34.29'	N 79°28'18" W
C26	50.00'	41.89'	40.50'	N 35°31'47" W
C27	50.00'	1.78'	1.76'	N 10°37'24" W

LINE	BEARING	DISTANCE
L1	N 16°09'11" E	51.12'
L2	N 16°57'10" E	(51.20')
L3	S 82°44'06" E	19.81'
L4	S 27°27'19" W	44.28'
L5	S 05°01'35" W	43.27'
L6	N 84°58'25" W	56.00'
L7	N 05°01'35" E	43.27'
L8	S 00°58'25" E	43.60'
L9	S 89°01'35" W	56.00'
L10	N 00°58'25" W	43.60'

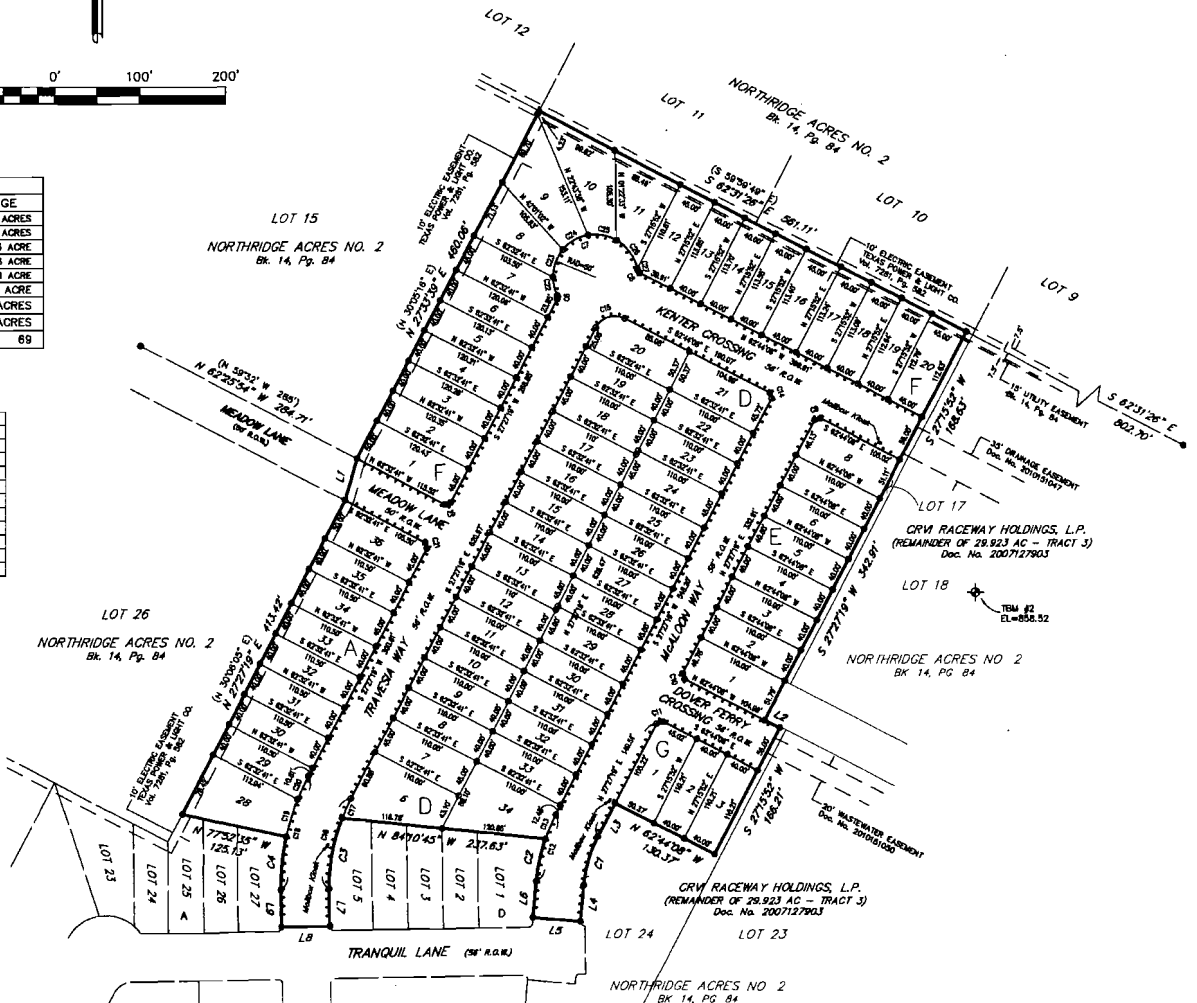
**BEARING BASIS NOTE:**

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001118368.

**BENCHMARK NOTES:**

TBM #1 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET IN TOP BACK OF CURB AT EAST END OF MEDIAN LOCATED ALONG THE CENTER OF GRAND AVENUE PARKWAY NEAR THE SOUTHWEST CORNER OF RACEWAY SINGLE FAMILY SUBDIVISION SECTION ONE (A SMALL LOT SUBDIVISION), AS RECORDED IN DOC. NO. 2011000568 (ELEVATION=875.85) (NAVD 85 DATUM)

TBM #2 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET IN ASPHALT +/- 149' SOUTHEAST OF THE SHARED REAR PROPERTY CORNER OF LOTS 8 & 7, BLOCK E AND +/- 153' SOUTHEAST OF THE SHARED REAR PROPERTY CORNER OF LOTS 5 & 6, BLOCK E (ELEVATION=858.52) (NAVD 85 DATUM)



**SURVEYOR:**  
**terra firma** LAND SURVEYING

**ENGINEER:**  
**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1701 DIRECTORS BLVD., STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-8403 (Phone)  
(512) 445-2286 (Fax)

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/338-8373 Fax 512/445-2286

SHEET 1 OF 2

FILE: J:\Projects\A598\003\Survey\Drawing Files\Final Plot - Sec 2.dwg	
J:\Projects\A598\003\Survey\Point Files\04598-Final Plot Sec. 2.crd	
JOB NO: 04598-003-00/500	DRAWN BY: MSC
DATE: May 28, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED: October 25, 2011

**RACEWAY SINGLE FAMILY  
SUBDIVISION SECTION TWO  
(A SMALL LOT SUBDIVISION)**

# RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION)

STATE OF TEXAS )  
COUNTY OF TRAMS )

KNOW ALL MEN BY THESE PRESENTS:

That, Pulte Homes of Texas, L.P., a Texas limited partnership, acting herein by and through Pulte Nevada I LLC, a Delaware limited liability company, its General Partner, by Brent Boker, Vice President of Land, owner of 10,576 acres of land out of the George W. Spear Survey No. 100, Travis County, Texas, as conveyed to it by special warranty deed recorded in Document No. 2011 \_\_\_\_\_ of the Official Public Records of Travis County, Texas, does hereby subdivide said 10,576 acres, being a portion of Lots 16, 17, 24 and 25, Northridge Acres No. 2, a subdivision as recorded in Book 14, Page 84 of the Plat Records of Travis County, Texas, together with a portion of Meadow Lane as vacated by order vacating a public road, as recorded in Volume 3175, Page 284 of the Deed Records of Travis County, Texas, said 10,576 acres having been approved for subdivision pursuant to Section 212.014 of the Texas Local Government Code, does hereby subdivide said 10,576 acres of land in accordance with the plat shown hereon, to be known as RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION), and does hereby dedicate to the public the use of the streets and easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D.

Pulte Homes of Texas, L.P., a Texas limited partnership  
1501 Sun City Blvd.  
Georgetown, TX 78633

By: Brent Boker, Vice President of Land  
Pulte Nevada I, LLC, a Delaware limited liability company  
its General Partner

STATE OF TEXAS )  
COUNTY OF TRAVIS )

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name  
My Commission Expires: \_\_\_\_\_

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Title 30 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

*Jonathan O. Nobles*  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777  
Date 11-5-2011



TERRA FIRMA LAND SURVEYING  
1701 Directors Blvd., Suite 400  
Austin, Texas 78744

### FLOOD PLAIN NOTE:

No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) #48453C0260H, Travis County, Texas, dated September 26, 2008, Community #481028.

I, Garsong N. Perry, 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 and complies with Title 30 of the Austin City Code as amended and is true and correct to the best of my knowledge.

*Garsong N. Perry*  
Garsong N. Perry  
Registered Professional Engineer No. 99300  
Date 11-5-2011



JONES & CARTER, INC.  
1701 Directors Blvd., Suite 400  
Austin, Texas 78744

This subdivision is within the 2-mile extrajurisdictional jurisdiction of the City of Austin, Texas, as of this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Planning and Development Review Department, City of Austin, Travis County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D.

Chairperson 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 the 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 part of the Developer's construction.

STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

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 records in my office on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Official Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

### NOTES:

- This subdivision is located within the Gillespie Creek Watershed classified as suburban.
- In a suburban watershed, water quality controls are required for new development in accordance with the environmental criteria manual of the City of Austin Land Development Code.
- All streets, drainage and sidewalks shall be constructed and installed to Travis County standards, water and wastewater lines and erosion controls shall be constructed and installed to City of Austin standards.
- Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin and Travis County for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved method.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- Property owner and/or his/her assigns shall provide for access to drainage easements as may be necessary and shall not prohibit access by Travis County or other governmental authorities for inspection or maintenance of said easement.

### NOTES (cont.):

- Enclosed storm sewer pipes will be located in drainage easements a minimum of 15 feet wide. Easements for open channels shall be a minimum of 25 feet wide.
- Erosion/Sedimentation controls are required for all construction on each lot pursuant to Land Development Code, and the Environmental Criteria Manual. It shall be the responsibility of the lot owner/builder to install and maintain temporary erosion controls (silt fence), revegetation and tree protection for all disturbed areas during the period of construction until disturbed areas are adequately stabilized against erosion pursuant to the City of Austin Land Development Code.
- All disturbed areas within each phase of this project shall be revegetated and all permanent erosion/sedimentation controls completed prior to the issuance of occupancy permits for that phase. Temporary E/S controls shall be adjusted as needed prior to this release to ensure that subsequent phase disturbed areas are adequately covered. Additionally, any area within the limits of construction of the project which is not adequately revegetated shall be brought into compliance prior to the release of the final phase.
- The owner/developer of this subdivision/lot is responsible for providing the subdivision infrastructure, including water and wastewater improvements, offsite main extensions, and system upgrades.
- Water and wastewater service shall be provided by the City of Austin. No lot in this subdivision shall be occupied until the building is connected to the City of Austin's water and wastewater systems.
- The water and wastewater utility system serving this subdivision must be in accordance with the city design criteria and standards. The water and wastewater utility plan must be reviewed and approved by the Austin water utility. The water and wastewater utility construction must be inspected by the city.
- Electric service will be provided by Oncor Electric Delivery. Telephone service will be provided by AT&T.
- This subdivision will be designed in accordance with 30-2-232 of the Land Development Code.
- All corner lots shall be a minimum 4,500 square feet.
- 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 plot 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.
- No construction or placement of structures including buildings, sheds, pools, landscaping or gardens is allowed within a critical environmental feature buffer zone per the City of Austin's Land Development Code.
- Maintenance of the water quality controls required above shall be according to City of Austin standards.
- Water quality controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to Land Development Code.
- Travis County Development Permit is required prior to site development.
- No objects, including but not limited to, buildings, fences or landscaping shall be allowed in a drainage easement except as approved by Travis County (and other appropriate jurisdictions).
- This subdivision will utilize offsite storm water conveyance, detention, and water quality controls. The offsite storm sewer line is within a drainage easement recorded in Document No. 2010151047 and water quality pond is within a drainage easement recorded by separate instrument Document No. 2010151046 at the Official Public Records of Travis County, Texas, and will be constructed with the subdivision infrastructure.
- By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of lots in this subdivision is the responsibility of the developer and/or owners of the lots being occupied. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- A ten foot (10') Public Utility Easement (PUE) is hereby dedicated adjacent to all right-of-way.
- Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: TRAVESIA WAY, MEADOW LANE, KENTER CROSSING, MCALOON WAY and DOVER FERRY CROSSING. 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.
- No construction on Raceway Single Family Subdivision Section Two shall commence until the water quality infrastructure per Raceway Single Family Subdivision Section One (C8-2010-0036.1B) has been constructed and accepted.
- It is declared that all of the property of the subdivision shall be held, sold and conveyed subject to the following restrictions, covenants and conditions contained in the deed restrictions on file in Document No. 2010188090 of the Official Public Records of Travis County, Texas.

SHEET 2 OF 2

SURVEYOR:  
**terra firma** LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 812/328-3373 Fax 512/445-2286

ENGINEER:  
**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD., STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

FILE: J:\Projects\AS98\003\Survey\Drawing Files\Final Plat - Sec 2.dwg		DRAWN BY: MSC	
J:\Projects\AS98\003\Survey\Point Files\0A598-Final Plat Sec. 2.crd		CHECKED BY: JON	
JOB NO: 0A598-003-007500	DATE: May 28, 2011	SCALE: 1"=100'	REVISED: August 15, 2011

**RACEWAY SINGLE FAMILY  
SUBDIVISION SECTION TWO  
(A SMALL LOT SUBDIVISION)**



**§ EXHIBIT 82.201(C)  
EXTENSION OF SIXTY-DAY PERIOD FOR  
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: December 14, 2011

Owner's Name and Address: Pulte of Texas, L.P., a Texas limited partnership  
12301-B Riata Trace Pkwy, Building 2  
Austin, TX 78727

Proposed Subdivision Name and Legal Description (the "Property"):

Raceway Single Family Subdivision Section Two

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

Owner: Pulte of Texas, L.P., a Texas limited partnership

By: [Signature]

Name: Brent Baker

Title: Vice President of Land

Authorized Representative

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 14th day of December, 2011, by Brent Baker of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

Roberta Mason

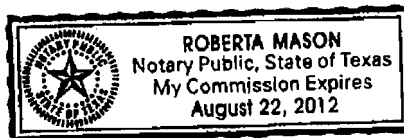
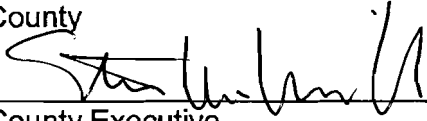


EXHIBIT 82.201(C)  
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

By:

  
\_\_\_\_\_

County Executive

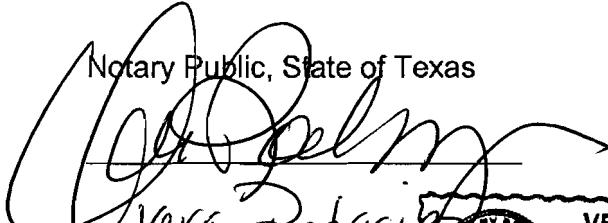
Travis County Transportation and Natural Resources Department

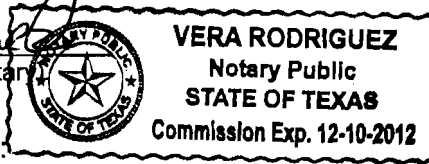
ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

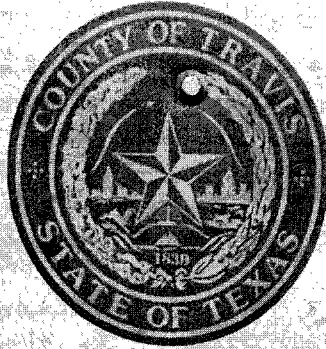
This instrument was acknowledged before me on the 15<sup>th</sup> day of September,  
2011 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me  
personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

  
\_\_\_\_\_  
Vera Rodriguez  
(Printed Name of Notary)



My Commission Expires:



# **NOTICE OF PUBLIC HEARING**

**JANUARY 10, 2012, AT 9:00 AM**

**RESUBDIVISION OF LOTS 16, 17, 24, & 25  
NORTHRIDGE ACRES NO. 2 SUBDIVISION  
PRECINCT 2**

**AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
314 WEST 11th STREET  
(FIRST FLOOR), AUSTIN**

**FOR MORE INFORMATION CALL 854-7563**

RECEIVED

DEC 13 2011

TNR



**TRANSPORTATION AND NATURAL RESOURCES**

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street  
Executive Office Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

**AFFIDAVIT OF POSTING**

**TO: County Judge  
County Commissioners  
Travis County, Texas**

A public notice of a resubdivision final plat sign was posted on December 12, 2011, at a point as near as practical to the area being resubdivided, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 12 DAY OF December, 2011.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/RFB Supervisor

cc: Garcia (sign shop)

M:\PERMITS\SUBDIVN\Subdivision Review\Raceway SF Subdivision Final Plat Sec Two\Work Request for Sign Posti