

# **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

Department Head: Steven M. Manilla, P.E., County Executive-TNR Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

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**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:

Financial Manager

N/A

## **ATTACHMENTS/EXHIBITS:**

Cypthia McDonald

Alternative Fiscal Agreement Extension of 60 days Agreement

# **REQUIRED AUTHORIZATIONS:**

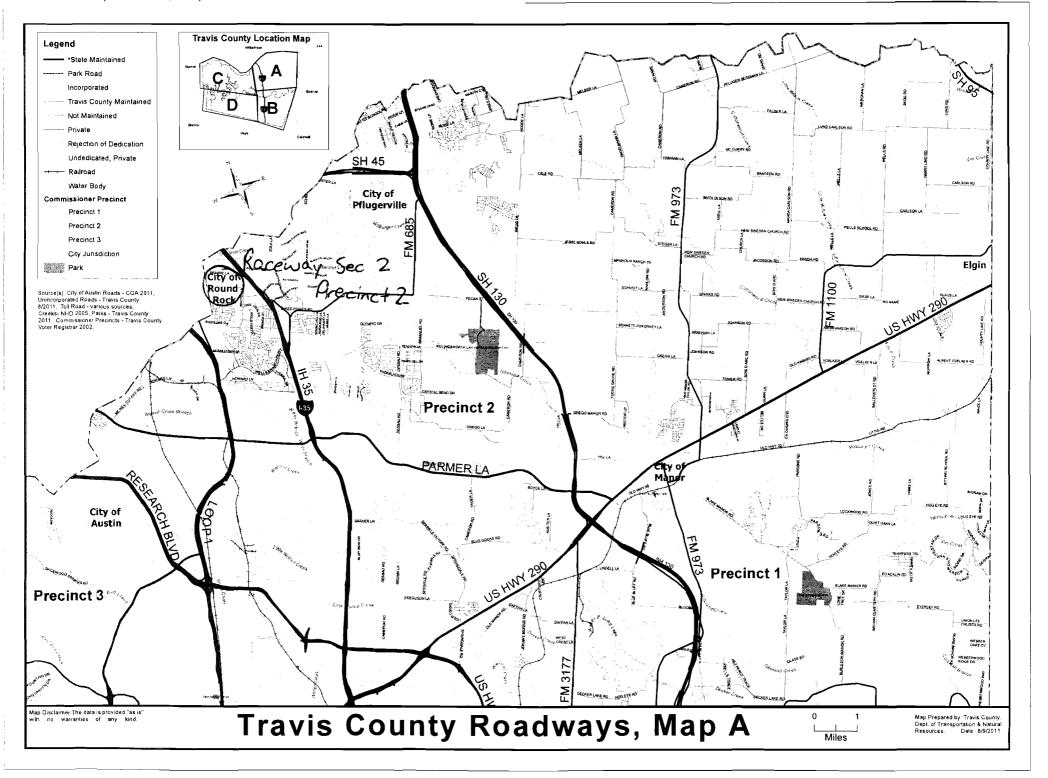
Cynthia McDonaid	Filianciai Manager	LINE	004-4209	
Steve Manilla	County Executive	TNR	854-9429	
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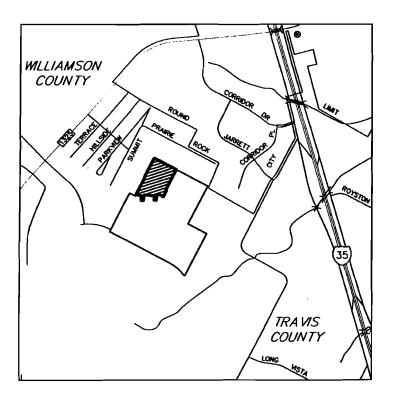
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1101 - Development Services - Raceway Single Family Section Two Final Plat





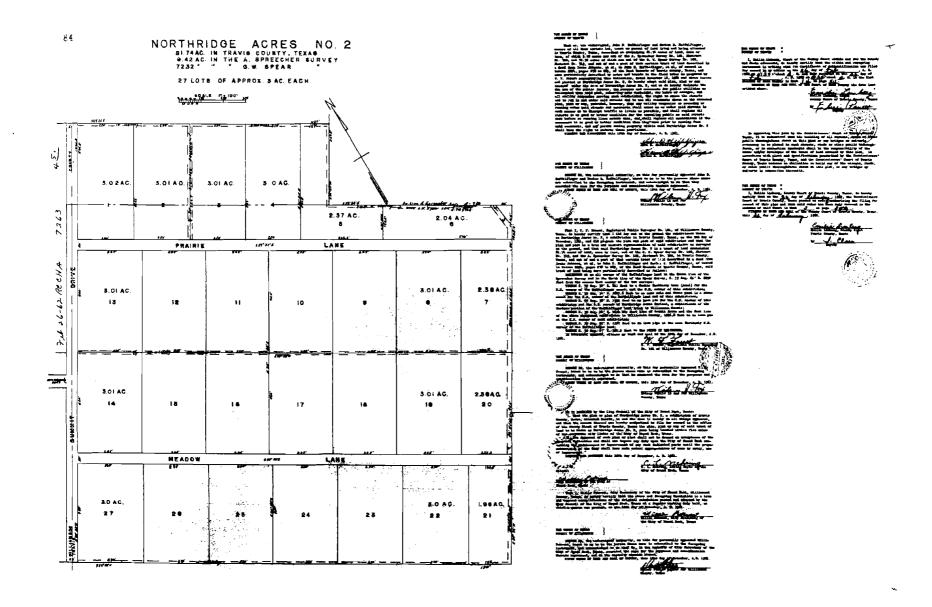
RACEWAY CROSSING SECTION 2

## VICINITY MAP

JONES&CARTER.: 10. NES&CARTER.: 10. TEUR. 110. TEUR. 11

SCALE: _	1" = 2000"
DATE:	6/14/2011
JOB NO:	A598-003

# EXISTING PLAT



LOT TABL	.E
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	0.313 ACRE
HAMPTON BUSS TRACE	1.119 ACRES
TRAVESIA WAY	1.086 ACRES
TRANQUIL LANE	0.703 ACRE
TOTAL RIGHT-DF-WAY	4.540 ACRES
TOTAL AREA	14.039 ACRES
TOTAL NO. OF LOTS	70

	LINE TABLE	E
LINE	BEARING	DISTANCE
L1	N 27'27'19" E	36.47
	(N 30.09,02, E)	
L2	S 00'58'25" E	43.60'
1.3	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	5 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 27'27'55" W	27.07
L15	S 09'36'54" W	29.97
L16	S 27'27'55" W	11.79
L17	S 63'07'09" E	50.00'
L18	N 27'27'55" E	12.62
L19	N 45'04'04" 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	\$ 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'
ί27	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

COUNTY   RADIUS   CARC			CURVE	TABLE	
C1 278.00 82.48 82.55 8.0527255 W C2 222.00 8.84.81 98.35 8.0527255 W C2 22.20 8.84.81 98.35 8.0527255 W C3 208.00 50.24 50.12 \$113545 W C3 208.00 50.24 50.12 \$113545 W C4 5.00 8.38 7.43 \$2.12 \$113545 W C5 5.00 7.33 6.89 \$7.43 \$12525 W C5 5.00 7.33 6.89 \$7.43 \$12525 W C7 328.00 67.42 87.30 8.512912 W C7 328.00 67.42 87.30 8512912 W C9 40.00 12.46 12.41 \$1.5122 W C9 40.00 13.45 18.22 W C11 25.00 36.52 35.54 \$1.7242 W C11 25.00 18.52 35.54 \$1.7242 W C11 25.00 18.53 35.75 35.54 \$1.7242 W C11 25.00 18.53 35.75 35.54 \$1.7242 W C11 25.00 18.53 35.50 \$1.505 \$1.7242 W C11 25.00 18.43 35.75 35.54 \$1.7242 W C11 25.00 18.43 36.50 8.52 35.52 35.50 8.52 35.50 8 C12 25.00 30.00 18.43 36.50 8.52 35.50 8 C13 50.00 18.43 37.50 8 C14 40.00 17.24 7.04 8.57 23.28 W C16 972.00 17.04 7.04 8.57 23.28 W C17 20.00 17.04 7.04 8.57 23.28 W C18 972.00 70.49 70.48 3.57 25.7 W C20 15.00 70.49 70.48 3.57 25.7 W C20 15.00 70.49 70.48 3.57 25.7 W C20 15.00 70.49 70.49 3.57 25.7 W C20 15.00 70.49 70.49 3.57 25.7 W C20 15.00 4.41 79 40.25 35 72.7 S C20 15.00 70.49 70.49 8.57 25.7 W C20 15.00 4.41 79 40.25 35 72.7 S C20 15.00 4.44 70 70 70 70 70 70 70 70 70 70 70 70 70	CURVE	RADIUS			CHORD BEARING
C2 222.00 84.82 84.31 N 0.95820 E C3 280.00 50.42 50.12 S1155.45 W C4 55.07 8.38 7.43 5.425825 E C5 5.00 7.33 5.89 7.43 5.425825 E C5 5.00 7.33 5.89 7.43 5.425825 E C5 5.00 7.23 5.89 7.43 5.425825 E C5 5.00 7.23 5.89 7.43 5.425825 E C6 272.00 105.52 105.84 5.1614.45 W C6 15.00 24.91 22.15 5.50742 W C7 378.00 57.42 1.41 5.18252 W C9 40.00 12.49 12.215 5.50742 W C9 40.00 12.49 12.215 5.50742 W C10 80.00 18.69 18.62 8.18322 W C11 25.00 39.03 35.17 18.62 5.18322 W C11 25.00 39.03 35.17 18.62 5.18322 W C12 25.00 39.03 35.17 18.62 5.18322 W C13 80.00 18.43 18.86 N 581800 E C14 40.00 12.29 12.24 N 147718 W C14 40.00 12.29 12.24 N 147718 W C16 972.00 87.53 67.50 N 595718 W C17 972.00 77.04 77.04 N 5752.38 W C18 972.00 77.04 77.04 N 5752.38 W C18 972.00 77.05 77.04 5.50725 E C19 5.00 72.35 19.00 5.131912 E C21 51.00 22.39 1 77.44 5.7600 W C22 60.00 51.96 5.95 15.8216 W C22 60.00 51.96 5.95 15.8216 W C23 60.00 64.91 5.19 0 S 157816 W C24 60.00 51.96 5.95 15.8216 W C25 60.00 64.91 5.19 0 S 157816 W C26 60.00 64.91 5.19 0 S 157816 W C27 60.00 51.96 6.94 N 5.75735 W C27 60.00 64.91 5.17 N 13537 W C27 60.00 64.91					
C3         208.00'         50.24'         50.12'         S 1135'45' a'           C4         5.00'         8.38'         7.43''         8.258'25'         S 25'         C5'         S.50'         R.38''         7.43''         S 25'825'         S 25'         C5'         S.50''         7.33''         6.69''         S 470''155''         W           C6         2.72.00'         106.52''         105.84''         S 113''12''         W           C7         328.00''         67.42''         67.30''         N 51'39''2''         S 15'79''2''           C9         40.00''         12.46''         12.41''         S 183''22''         W         C''           C10         80.00''         18.69''         18.62''         S 183''22''         W         C''           C11         25.00''         39.52''         35.54''         S 17'49'37''         E''           C11         25.00''         39.52''         35.54''         S 17'49'37''         E''           C11         25.00''         39.52''         35.54''         N 36'''         N 36'''         N 36'''           C11         25.00''         37.23''         87.50'''         N 36'''         N 36''''         N 36'''         N 37'''         N 37''' </td <td></td> <td></td> <td></td> <td></td> <td></td>					
C4         5.00         8.38'         7.43'         \$ 42'58'25' E           C5         5.00'         7.33'         6.89'         8.70'15'           C6         5.00'         7.33'         6.89'         8.70'15'           C6         272.00'         105.52'         105.84'         \$ 16'14'5'           C7         328.00'         67.42'         87.30'         81.94'           C8         115.00'         24.91'         22.15'         \$ 150'24'           C9         40.00'         12.46'         12.41'         \$ 183'22'*           C10         50.00'         18.69'         18.62'         \$ 183'22'*           C11         25.00'         33.01'         33.17'         N 72'12'2'           C12         23.00'         33.01'         33.17'         N 72'12'2'           C13         60.00'         18.43'         18.36'         N 86'80'           C14         40.00'         12.22'         35.54'         N 18'78''           C15         15.00'         22.21'         20.24'         N 18'78''           C16         972.00'         71.94'         17.04'         17.04'         N 595''18''           C17         972.00'         76.75'					
C5					
C6					
C7 328,00 67,42 87,30 N 5179127 W C8 15,00 24,91 22,15 S 5750742 W C9 40,00 12,46 12,41 S 183225 W C10 80,00 18,63 18,62 S 183225 W C11 25,00 38,52 35,54 S 1774937 E C12 25,00 38,52 35,54 S 1774937 E C13 58,00 3 18,43 18,35 N 561800 E C14 40,00 12,29 12,24 N 145718 W C16 872,00 87,53 87,50 N 595718 W C18 972,00 77,85 70,77 S 722775 W C18 972,00 77,85 70,77 S 72275 W C18 972,00 77,85 70,77 S 72275 W C18 972,00 77,85 70,77 S 72275 W C18 972,00 77,85 70,77 S 74576 S 72770 W C18 972,00 77,85 70,77 S 74576 S 72770 W C18 972,00 77,85 70,77 S 74576 S 72770 W C18 972,00 77,85 70,77 S 74576 S 72770 W C18 972,00 77,85 70,77 S 74576 S 7270 W C18 972,00 77,85 70,77 S 74576 S 7270 W 747075 W C18 972,00 77,85 70,77 S 74576 S 7270 W C18 972,00 77,85 70,77 S 74576 S 7270 W C18 972,00 77,85 70,77 S 74576 S 7770 W 747075 W C18 972,00 77,85 70,77 S 74576 S 7770 W 747075 W C18 972,00 77,85 70,77 S 74576 S 7770 W 747075 W C18 972,00 77,85 70,77 S 74576 S 7770 W 747075 W C18 972,00 77,85 70,77 S 74576 S 7770 W 747075 W C18 972,00 77,85 70,77 S 74576 S 7770 W 747075 W 7					
CB         15,00         24,91'         22,15'         S 750742" w           C9         40,00         12,46'         12,41'         S 183222" w           C0         80,00'         18,69'         18,62'         S 183222" w           C10         80,00'         18,69'         18,62'         S 183222" w           C11         25,00'         35,91'         35,17'         N 721023' E           C12         28,00'         39,01'         35,17'         N 721023' E           C13         80,00'         18,33'         18,35'         N 38*1800' E           C14         40,00'         12,29'         12,24'         N 38*1800' E           C15         15,00'         22,31'         20,24'         N 38*1800' E           C17         972,00'         87,53'         87,50'         N 59*718' W           C18         972,00'         70,48'         17,04'         N 70*7         972,75'S W           C19         5,00'         70,7'         70,48'         5 6027'25'E'         C           C19         5,00'         70,7'         70,48'         5 70*0'A' W           C20         15,00'         23,13'         77,04'S         5 7279'S'B' W           C21 <td></td> <td></td> <td></td> <td></td> <td></td>					
C9         40.00         12.46*         12.44*         1 S 183'22's W           C70         80.00         18.69*         18.62*         18.72's Y           C71         25.00         38.52*         35.54*         \$ 17.79'37' E           C11         25.00         39.52*         35.54*         \$ 17.79'37' E           C12         25.00         39.01*         35.17*         35.17*         N 2710'23*           C13         89.00*         18.43*         18.36*         N 3618'00* E           C14         40.00*         12.29*         12.24*         N 1457'18* W           C15         15.90*         22.21*         20.24*         N 1457'18* W           C16         87.20*         87.93*         87.50*         N 1857'18* W           C17         97.20*         87.93*         87.50*         N 575'28*           C18         97.20*         78.94*         70.48*         \$ 502'72'5*           C19         5.00*         7.85*         7.07*         \$ 272'75'8* W           C20         15.00*         23.19*         77.84*         \$ 28'10'0* N           C21         51.00*         23.19*         77.84*         \$ 28'10'0* N           C22         50					
C10					
C11	C10		18.69	18.62	
C13	C11		39.52	35.54	S 17'49'37" E
C14	C12	25.00	39.01	35.17	N 72'10'23" E
C14	C13	60.00	18.43	18.36	N 36"16'00" E
C15	C14		12.29	12.24	N 36"16'00" E
C17   972,00'   17.94'   17.04'   N 5752,38' W   C18   972,00'   70.49'   70.48'   8 0272,95'   C19   5.00'   7.85'   70.47'   S 222755' W   C20   15.00'   21.36'   19.80'   S 722755' W   C20   15.00'   21.36'   19.80'   S 722755' W   C21   51.00'   21.36'   19.80'   S 722755' W   C22   80.00'   41.79'   40.99'   S 15228' W   C22   80.00'   41.79'   40.99'   S 15228' W   C23   80.00'   43.01'   42.10'   M 5397705' W   C23   80.00'   43.01'   42.10'   M 5397705' W   C25   80.00'   44.50'   42.10'   M 5397705' W   C25   80.00'   44.91'   51.79'   M 17353' W   C27   80.00'   44.91'   51.79'   M 17353' W   C27   80.00'   44.91'   51.79'   M 17353' W   C27   80.00'   44.91'   61.79'   M 17353' W   C27   80.00'   44.91'   80.79'   37.91'   M 17353' W   C27   80.00'   44.91'   80.79'   37.91'   M 17353' W   C27   80.00'   44.91'   80.79'   37.91'   M 17353' W   C27   80.00'   44.91'   80.91'   44.93'   M 17353' W   C27   80.00'   44.91'   80.91'   44.93'   M 17353' W   C27   80.00'   45.99'   45.90'	C15			20.24	N 14"57"18" W
C18	C16	972.00	87.53'	87.50	N 59'57'18" W
C19	C17	972.00'	17.04	17.04	N 57'52'38" W
C19   S.00'   7.85'   7.07'   S. 7277755' W   C20   T.500'   21.36'   19.60'   S. 7377755' W   C20   T.500'   21.36'   19.60'   S. 1379172' E   C21   S. 100'   23.191'   77.64'   S. 761004' W   C22   60.00'   S. 19.6'   S. 5.35'   S. 761004' W   C22   60.00'   S. 19.6'   S. 5.35'   S. 761713' E   C23   S. 60.00'   A. 101'   40.09'   S. 152816' W   C24   S. 60.00'   S. 8.01'   42.10'   W   S. 55.5704' W   C25   S. 60.00'   S. 7610'   A. 10'   W   S. 7570' S' W   C27   S. 60.00'   A. 10'   A. 10'   W   S. 7570' S' W   C27   S. 60.00'   A. 10'   A. 10'   W   S. 7570' S' W   C27   S. 60.00'   A. 10'   A. 10'   W   S. 744' E   E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   W   S. 74' A' E   C28   S. 50'   A. 64'   A. 47'   A. 50'   A. 10'   A.	C18				
C21   S1.00'   231.91'   77.84'   S 781004' W   C22   80.00'   S1.96'   S0.35'   S. 971713' E   C23   80.00'   S1.96'   S0.35'   S. 971713' E   C24   80.00'   S1.96'   S0.35'   S. 971713' E   C24   80.00'   S1.96'   S0.36'   S. 95.970' W   C24   80.00'   S1.96'   S1.96'   S1.92'	C19				
C22	C20	15.00	21.36	19.60'	S 13"19"12" E
C22   60,00'   51,96'   50,35'   \$ 291713' E   C23   60,00'   41,79'   40,99'   5 152816' W   C24   60,00'   63,80'   60,84'   5 655504' W   C26   60,00'   40,10'   42,10'   42,10'   40,80'   5 655504' W   C26   60,00'   64,91'   61,79'   N 1135'37' W   C27   60,00'   7,36'   7,36'   N 1235'37' W   C27   60,00'   7,36'   7,36'   N 1235'37' W   C28   3,00'   46,44'   4,47'   N 00°34'01' E   C29   50,00'   46,45'   99,44'   N 08714'5 E   C23   3,00'   46,59'   44,47'   N 08714'5 E   C23   3,00'   46,59'   44,93'   N 0 10°15'2' E   C23   5,00'   46,59'   44,93'   N 0 10°15'2' E   C22   50,00'   48,59'   44,93'   N 0 10°15'2' E   C22   50,00'   48,59'   44,93'   N 0 10°15'2' E   C22   50,00'   48,50'   44,93'   N 0 10°15'2' E   C23   5,00'   7,85'   7,07'   N 4470'35' E   C24   22,80'   12,80'   161,14'   N 13714'35' E   C41   328,00'   12,21'   20,24'   N 1475'15' W   C41   328,00'   12,67'   131,77'   N 10°35' E   C44   5,00'   7,85'   7,07'   N 440'35' E   C55   12,00'   89,49'   89,46'   N 5957'E'8' W   C55   12,00'   3,00'   89,49'   89,46'   N 5957'E'8' W   C55   12,00'   3,00'   5,00	C21	51.00"	231.91	77.84	S 76"10"04" W
C24	C22	60.00"	51.96	50.35	
C25   60.00   43.01   42.10   N 6307'09" W C26   60.00   64.91   61.79   N 1135'37" W C27   60.00   67.36   7.36   7.36   N 1235'4'4" E C28   5.00   4.64   4.47   N 0054'01" E C29   5.00   4.64   4.47   8.94   4.45   E C29   5.00   4.65   9.94   N 059'01" E C29   5.00   4.65   9.94   N 1070'157   E C31   5.00   4.65   4.49   N 1070'157   E C32   5.00   4.65   4.49   N 1070'157   E C32   5.00   4.65   4.49   N 1070'157   E C33   5.00   4.50   4.49   N 1070'157   E C33   5.00   8.50   4.49   N 1070'157   E C34   5.00   1.85   1.85   N 1070'157   E C35   5.00   7.85   7.07   N 1070'157   E C35   7.07   N 1070'15	C23		41.79	40.95	S 15'28'16" W
C26   60,00   64,91   61,79   N 1135/37 W	C24	60.00	63.80	60.84	S 65'53'04" W
C27   60,00'   7,36'   7,36'   N 225'44' E   C28   5,00'   4,64'   4,47'   N 005'40'   E   C29   50,00'   146,45'   99,44'   N 581'4'45' E   C30   5,00'   4,64'   4,47'   S   6+24'31'   C31   50,00'   46,59'   44,93'   N 0'10'152' E   C31   50,00'   46,59'   44,93'   N 0'10'152' E   C32   50,00'   46,59'   44,93'   N 0'10'152' E   C33   50,00'   45,50'   44,93'   N 54'25'37' E   C33   50,00'   45,50'   43,56'   S 2790'30' E   C34   50,00'   8,16'   S 18'   S 2790'30' E   C34   50,00'   8,16'   S 18'   S 2790'30' E   C34   50,00'   8,16'   7,65'   7,07'   N 44'0'35' E   C35   5,00'   7,85'   7,07'   N 44'0'35' E   C35   5,00'   7,85'   7,07'   N 44'0'35' E   C35   5,00'   7,33'   6,69'   N 47'0'155' E   C35   5,00'   7,33'   6,69'   N 47'0'155' E   C35   5,00'   8,38'   7,43'   N 47'0'155' E   C40   328,00'   152,87'   35,114'   N 137'14'5'   C41   328,00'   30,12'   13,67'   N 195'5' E   C41   328,00'   30,13'   3,012'   N 195'5' E   C41   3,00   7,85'   7,07'   N 44'0'13' E   C44   5,00   7,85'   7,07'   N 44'0'13' E   C44   5,00   7,85'   7,07'   S 4'5'8'2' E   C45   272,00'   35,50'   33,50'   33,50'   33,50'   35,	C25	60.00	43.01	42.10'	
C28	C26	60.00	64.91	51.79'	N 11'35'37" W
C29   S0,00'   166.45'   99.44'   N SB1*45' E	C27	60.00	7.36		
C29   S0.00'   146.45'   99.44'   N S811'45' E	C28	5.00	4.64	4,47'	N 00'54'01" E
C30   5.00'   4.64'   4.47'   S 6474'31' E   C31   5.00'   4.69'   44.93'   N 10'01'52' E   C32   5.00'   48.80'   44.93'   N 50'01'52' E   C32   5.00'   48.80'   44.93'   N 54'25'37' E   C33   5.00'   45.01'   43.56'   S 73'93'06' E   C34   5.00'   48.80'   48.81'   S 42'32'12' E   C35   5.00'   7.85'   7.07'   N 44'01'35' E   C35   5.00'   7.85'   7.07'   N 44'01'35' E   C36   5.00'   7.85'   7.07'   N 44'01'35' E   C37   5.00'   7.33'   6.89'   N 4'70'135' E   C38   5.00'   8.38'   7.43'   N 4'70'135' E   C38   5.00'   8.38'   7.43'   N 4'70'135' E   C38   5.00'   8.38'   7.43'   N 14'57'16'   W C40   228.00'   130'17'   10'14'45' E   C41   228.00'   130'17'   30'12'   N 24'50'01' E   C41   228.00'   130'17'   30'12'   N 10'36'51' E   C43   5.00'   7.85'   7.07'   N 44'0'135' E   C44   5.00'   7.85'   8.25'   5.13'4'45'   W C48   272.00'   63.44'   63.30'   5.13'4'45'   W C48   272.00'   63.44'   63.30'   5.13'4'45'   W C48   272.00'   43.81'   22.15'   5.75'024'   W C55   15.00'   2.50'   2.50'   5.279'12'   W C55   1028.00'   92.57'   92.54'   N 957'16'   W C55   1028.00'   92.57'   7.07'   N 17'32'05'   W C55   5.00'   7.85'   7.07'   N 17'32'05'   W C55   5.00'   5.50'	C29	50.00	146.45	99.44	
C32   50,00   48,80   44,93   N 54/25/3" E   C33   50,00   45,00"   43,56"   5.7300306   E   C34   50,00"   45,00"   43,56"   5.7300306   E   C34   50,00"   48,10"   8,16"   5.4232/12" E   C35   5,00"   7,85"   7,07"   N 44/91/35" E   C36   5,00"   7,85"   7,07"   N 44/91/35" E   C37   5,00"   7,85"   7,07"   N 42/91/35" E   C38   5,00"   8,36"   7,43"   N 47/91/35" E   C38   5,00"   8,36"   7,43"   N 47/91/35" E   C38   5,00"   8,36"   7,43"   N 47/91/35" E   C38   5,00"   8,36"   7,43"   N 42/91/35" E   C38   5,00"   3,01"   3,012"   N 42/91/35" E   C40   328,00"   152,00"   161,14"   N 1374/45" E   C41   328,00"   152,00"   161,14"   N 1374/45" E   C41   328,00"   30,13"   30,12"   N 24/95/01" E   C43   5,00"   7,85"   7,07"   N 44/91/35" E   C43   5,00"   7,85"   7,07"   N 44/91/35" E   C44   5,00"   7,85"   7,07"   N 44/91/35" E   C44   5,00"   7,85"   8,20"   5,114/45" M C46   272,00"   28,34"   5,30"   5,114/45" M C48   272,00"   28,34"   5,30"   5,114/45" M C48   272,00"   28,34"   63,30"   5,114/45" M C48   272,00"   28,34"   63,30"   5,114/45" M C48   272,00"   28,34"   3,50"   3,50"   5,279/12" M C55   1528,00"   22,50"   25,0"   5,279/12" M C55   1528,00"   38,49"   89,46"   N 5957/16" M C55   1528,00"   3,00"   8,49"   89,46"   N 5957/16" M C55   1528,00"   3,00"   3,00"   N 672/657 M C55   5,00"   7,85"   7,07"   N 17/32/05" M C55   5,00"   2,85"   2,55"   3,59"/45" E   5,59"/45" E   5,59"/4	C30	5.00"	4.64	4.47	S 64'24'31" E
C33         50,00'         45,07'         43,56'         S 730,006' E           C34         50,00'         8,18'         8,18'         S 4232'12' E           C35         50,00'         7,85'         7,07'         N 440'136' E           C35         500'         7,85'         7,07'         N 440'136' E           C37         500'         7,83'         6,69'         N 470'135' E           C37         500'         7,33'         6,69'         N 470'135' E           C39         550'         8,38'         7,43'         N 470'135' E           C39         15,00'         22,21'         20,22'         N 145'19' E           C40         328,00'         152,80'         161,14'         N 137'45' E           C41         328,00'         32,80'         153,77'         N 10'5'E'           C42         328,00'         32,80'         37,07'         N 440'135' E           C43         3,00'         7,85'         7,07'         N 440'135' E           C44         3,00'         7,85'         7,07'         N 450'5' S           C45         272,00'         135,01'         133,63'         3 13' S         1314'13' W           C46         272,00'	C31	50.00	46.59'	44.93	N 01"01"52" E
C34         50,00°         8.18°         8.18°         5.423212°         E           C35         5.90°         7.85°         7.07°         4.400130°         E           C36         5.00°         7.85°         7.07°         5.455925°         E           C37         5.00°         7.85°         7.07°         5.455925°         E           C38         5.00°         8.38°         7.43°         N.425925°         N.425925°           C38         5.00°         8.38°         7.43°         N.425925°         N.425925°           C49         328,00°         161.26°         161.14°         N.137445°         N.475718°           C41         328,00°         30.13°         30.12°         N.24560°         E           C42         328,00°         30.13°         30.12°         N.24560°         E           C43         5.00°         7.85°         7.00°         N.440135°         E           C43         5.00°         7.85°         7.00°         N.440135°         E           C44         5.00°         7.85°         7.00°         N.440135°         E           C44         5.20°         2.50°         7.50°         N.511445°         M°	C32	50.00'	46.50'	44.93	N 54*25'37" E
C35   5.00'   7.85'   7.07'   N 440''.35' E   C36   5.00'   7.85'   7.07'   S 45'58'25' E   C37   5.00'   7.85'   7.07'   S 45'58'25' E   C37   5.00'   7.83'   6.69'   N 470''.35' E   C38   5.00'   8.38'   7.43'   N 42'58'25' E   C38   5.00'   8.38'   7.43'   N 42'58'25' E   C39   5.00'   8.38'   7.43'   N 42'58'25' E   C39   5.50'   8.38'   7.43'   N 12'58'25' E   C40   328.00'   328.00'   161.14'   N 13'14'45' E   C41   328.00'   32.87'   30.12'   N 24'50'1' E   C42   328.00'   312.87'   30.12'   N 44'01'.35' E   C44   3.00   7.85'   7.07'   N 44'01'.35' E   C44   3.00   7.85'   7.07'   S 45'8E'25' E   C44   3.00   7.85'   7.07'   S 45'8E'25' E   C45   272.00'   33.60'   33.63'   33'14'5'   N 14'5'   N	C33	50.00	45.07'	43.56	S 73'03'06" E
C36	C34	50.00'	8.19'	8.18'	S 42'32'12" E
C37   5.90'   7.33'   6.69'   N 4.70'135' E   C38   5.50'   8.38'   7.43'   N 4.70'135' E   C39   5.50'   8.38'   7.43'   N 4.72'8'25'   N C39   15.90'   22.21'   20.24'   N 1457'16'   N C39'25'   N C39'   N 151'4'   N 151'4'45'   C41   328.60'   152.67'   N 151'4'45'   N 151'4'45'   C41   328.60'   152.67'   N 12'5'01' E   C42   328.60'   152.67'   133.77'   N 12'5'01' E   C43   3.50'   7.85'   7.07'   N 4.40'135' E   C44   3.50'   7.85'   7.07'   N 4.40'135' E   C45   272.00'   28.38'   28.37'   \$0.2005' N 15'   N 15'5'5'   N 15'5'	Ç35	5.00"	7.85	7.07	N 44'01'35" E
C39   5.00'   8.38'   7.43'   N 425°25' W			7.85	7.07	S 45'58'25' E
C59   15.00   22.21   20.24   N 145716 W	C37	5.00	7.33'	6.69'	N 47'01'35" E
C40   328.00'   162.80'   161.14'   N   1371.445' E   C41   328.00'   3013'   3012'   N   24500' E   C42   328.00'   313.287'   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'   N   44'01.35' E   C44   5.00'   7.85'   7.07'   N   44'01.35' E   C44   5.00'   7.85'   7.07'   N   54'58'E2' E   C45   272.00'   135.01'   133.63'   S   1371.45' W   C46   272.00'   28.38'   28.37'   S   20'05'5'   N   C47   272.00'   28.38'   28.37'   S   20'05'5'   N   C47   272.00'   28.38'   40.58'   S   2791'2' W   C48   272.00'   49.88'   40.58'   S   2791'2' W   C59   15.00'   24.31'   22.15'   S   2791'2' W   C50   15.00'   24.31'   22.15'   S   75'02'4' W   C51   1028.00'   89.49'   89.46'   N   59'57'18' W   C53   1028.00'   89.49'   89.46'   N   59'57'18' W   C53   1028.00'   30'   N   62'26'55'   M   59'57'18'   N   59'57		5.00'	8.38		N 42'58'25" W
C41   328.00   30.13   30.12   N 24°5001 E	C39	15.00	22.21	20.24	N 14"57"18" W
C42         328.09         132.67         131.77         N 1078/51° E           C43         5.00         7.85         7.07         N 44/01/35° E           C44         5.00         7.85         7.07         N 44/01/35° E           C45         272.00         135.01         133.63°         S 1374.45° W           C46         272.00         185.01         133.63°         S 1374.45° W           C47         272.00         28.34°         28.37°         S 2020.57° W           C48         272.00         49.84°         40.54°         S 22791/26° W           C49         272.00         49.89°         40.54°         S 22791/26° W           C50         15.00°         24.91°         23.0°         S 271/26° W           C51         1028.00°         89.49°         89.46°         N 985716° W           C51         1028.00°         89.49°         89.46°         N 985716° W           C53         1028.00°         3.09°         7.85°         7.07°         N 173205° W           C54         5.00°         7.85°         7.07°         N 173205° W         550° 45°           C55         2.50°         2.50°         2.50°         3.50° 45°         550° 45° <td>C40</td> <td>328.00</td> <td>152.80</td> <td>161.14</td> <td>N 13'14'45" E</td>	C40	328.00	152.80	161.14	N 13'14'45" E
C43         5.00         7.85         7.07'         N 44'0''35' E           C44         5.00'         7.85'         7.07'         8 45'58'25' E           C45         222.00'         135.01'         133.63'         8 131'48' W           C46         272.00'         28.38'         28.37'         5 200'57' W           C47         272.00'         48.38'         28.37'         5 200'57' W           C48         272.00'         49.88'         40.64'         5 22'97'12' W           C49         272.00'         2.50'         2.50'         2.50'         2.50'         2.50'         2.71'02' W           C50         15.00'         2.4 31'         22.15'         5 75'02' 42' W         2.50'         2.50'         2.50'         3.98' W	C41	328.00	30.13	30.12	N 24"50"01" E
C44         5.00'         7.85'         7.07'         \$ 455825' E           C45         272.00'         23.83'         3.36.3'         \$ 1314'45' W           C46         272.00'         28.88'         28.37'         \$ 020057' W           C47         272.00'         49.88'         28.37'         \$ 020057' W           C48         272.00'         49.88'         40.54'         \$ 2239'12' W           C49         272.00'         49.88'         40.54'         \$ 2239'12' W           C50         15.00'         24.91'         22.15'         \$ 279'12' W           C51         1028.00'         89.49'         89.46'         N 59'57'18' W           C52         1028.00'         89.49'         89.46'         N 59'57'08' W           C53         1028.00'         7.85'         7.07'         N 17'32'05' W           C54         5.00'         7.85'         7.07'         N 17'32'05' W           C55         25.00'         28.66'         25.59'         N 59'14'55'		328.00		131.77	
C45         222.00°         135.01°         133.63°         S 1374.45° W           C46         272.00°         28.38°         28.37°         5 200057° W           C47         272.00°         48.34°         83.30°         S 114*13° W           C48         272.00°         49.88°         40.64°         S 227912° W           C49         272.00°         2.50°         2.50°         S 27120° W           C50         15.00°         24.81°         22.15°         S 75024° W           C51         128.00°         28.9°         92.54°         N 9937° W           C62         1028.00°         89.49°         89.46°         N 9937° W           C53         128.00°         3.09°         N 6276°59°         N 6276°59°           C54         5.00°         7.85°         7.07°         N 17320°5         W           C55         25.50°         28.50°         28.50°         28.50°         3.59°         N 6376°		5.00	7.85		N 44'01'35" E
C46         272 00'         28.38'         78.37'         S 020057' W           C47         272 00'         63.44'         63.30'         S 1141'13' W           C48         272 00'         49.88'         40.54'         5 2279'12' W           C49         272 00'         49.88'         40.54'         5 2279'12' W           C50         15.00'         24.91'         25.0'         5 271'20' W           C51         1028.00'         92.57'         92.54'         N 595'71'8' W           C52         1028.00'         89.46'         N 6 95'20'8' W           C53         1028.00'         30.9'         3.09'         N 62'26'55' W           C54         5.00'         7.85'         7.07'         N 17'32'05' W           C55         25.00'         28.86'         25.59'         N 59'14'5' E					
C47         272 00'         6.8.44'         6.3.00'         S. 114*13' W           C48         272 00'         40.86'         40.64'         5.229*12' W           C49         272 00'         2.50'         3.50'         5.279*12' W           C50         15.00'         2.4.81'         22.15'         5.750*24' W           C51         1028 00'         92.57'         92.54'         N.957*10' W           C52         1028 00'         89.49'         89.46'         N.997*20' W           C53         1028 00'         3.09'         8.94' W         8.92*25' S'           C54         5.00'         7.85'         7.07'         N.173205' W           C55         2.50'         2.86' Z.55'         3.59' K         58' K*4'	C45	272.00	135.01	133.63	S 13'14'45" W
C48         272 00'         40.58'         40.64'         5 2239'12' W           C49         272 00'         2.50'         2.50'         2.50'         3.50'         3.27126' W           C50         15.00'         24.91'         22.15'         5.702242' W         5.702242' W           C51         1028.00'         9.257'         92.54'         N.9937'16' W         W           C52         1028.00'         9.99'         89.46'         N.9937'16' W         W           C53         1028.00'         3.09'         3.09'         N.62'26'55' W           C54         5.00'         7.85'         7.07'         N.17'1205' W           C55         25.00'         26.86'         25.59'         N.50'4'45' E	Ç46	272.00	28.38	28.37	5 02'00'57" W
C4B         272 00'         2.50'         2.50'         2.50'         2.50'         2.50'         2.50'         2.81'         22.15'         3.7502' 42'         8.75'         2.75'         7.7502' 42'         8.75' <td>C47</td> <td>272.00</td> <td>63.44</td> <td>63.30</td> <td>S 11'41'13" W</td>	C47	272.00	63.44	63.30	S 11'41'13" W
C50   15.00'   24.91'   22.15'   5.7502'42' W   C51   1028.00'   92.57'   92.54'   N.9877'18' W   C52   1028.00'   89.99'   89.46'   N.9877'18' W   C53   1028.00'   3.09'   3.09'   N.952'08' W   C54   5.00'   7.85'   7.07'   N.1732'05' W   C55   25.00'   25.86'   25.59'   N.5574'45' E	C48	272.00	40.68	40.54	5 22'39'12" W
C51         1028.00'         92.57'         92.54'         N 5937'16' W           C52         1028.00'         89.49'         89.46'         N 5932'08' W           C53         1028.00'         3.09'         3.09'         N 6226'55' W           C54         5.00'         7.85'         7.07'         N 1732'05' W           C55         25.00'         26.86'         25.59'         N 581'4'5' E		272.00	2.50'	2.50	S 27"12"06" W
C52   1028.00'   89.49'   89.46'   N 59°32'08' 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   23.00'   28.86'   25.59'   N 58'14'45' E		15.00	24.91		5 75 02 42 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 5814'45' E				92.54	
C54 5.00' 7.85' 7.07' N 17'32'05' W C55 25.00' 26.86' 25.59' N 58'14'45' E		1028.00	89.49	89.46	N 59'52'08" W
C55 25.00' 26.86' 25.59' N 5814'45" E		1028.00		3.09"	N 62'26'55" W
C55 25.00' 26.86' 25.59' N 5814'45" E	C54		7.85		
C56 272.00' 49.94' 49.87' \$ 52'06'53" E	C55	25.00	25.86		N 5814'45" E
	C56	272,00'	49.94	49.87	S 52'06'53" E

ORD BEARING 05'27'55" W 09'58'20" E	
DRD BEARING 05'27'55" W 09'58'20" E	
05'27'55" W 09'58'20" E	
09'58'20' E	
11'56'45" W	
42'58'25° €	
47'01'35" W	
1614'45" W	
51'29'12" W	
31 29 12 W	
75°02'42" W 18'32'25" W	
18'32'25" W	
17'49'37" E 72'10'23" E	
72'10'23" E	
36"16'00" E 36"16'00" E	
36 16 00 €	
36'16'00" E 14'57'18" W	
57"52'38" W	
60'27'25" E	
72'27'55" W	
72"27'55" W 13"19'12" E	
201713 €	
65'53'04" W	
65'53'04" W 63'07'09" W	
11'35'37" W	
22'54'44' F	
22'54'44" E	
00'54'01" E	
00'54'01" E 58'14'45" E	
00'54'01" E 58'14'45" E 64'24'31" E	
00'54'01" E 58'14'45" E 64'24'31" E	
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00'54'01" E 58'14'45" E 64'24'31" E 01'01'52" E 54'25'37" E 73'03'06" E	
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00'54'01' E 58'14'45' E 64'24'31' E 01'01'52' E 54'25'37' E 73'03'06' E 42'32'12' E 44'01'38' E	
00'54'01' E 58'14'45' E 64'24'31' E 01'01'52" E 54'25'37' E 73'03'06' E 42'32'12' E 44'01'35' E 45'58'25' E	
00'54'01' E 5814'45' E 6814'45' E 01'01'52' E 54'25'37' E 73'03'06' E 42'32'12' E 44'01'35' E 45'58'25' E	
00'54'0', E 5814'45', E 64'24'31', E 01'01'52', E 54'25'37', E 73'03'06', E 42'32'12', E 44'01'35', E 44'01'35', E 42'58'25', E 42'58'25', E 42'58'25', W	_
90'54'0', E 64'24'3', E 64'24'3', E 01'01'52', E 64'24'3', E 73'03'06', E 42'32'12', E 44'01'35', E 45'88'25', E 47'01'35', E 47'01'35', E 47'01'35', E 47'01'35', E 47'01'35', E	=
00'34'0', E 5814'45', E 64'24'31', E 01'01'52', E 54'25'37', E 73'03'06', E 42'32'12', E 44'01'35', E 44'01'35', E 44'58'25', W 14'57'18', W 13'14'45', E 24'58'0', E	=
90'54'01' E 64'24'31' E 01'01'52' E 64'24'31' E 01'01'52' E 73'03'06' E 42'32'12' E 44'01'35' E 45'58'25' W 14'57'18' W 13'14'45' E 24'50'1' E	=
90'54'01' E 64'24'31' E 01'01'52' E 64'24'31' E 01'01'52' E 73'03'06' E 42'32'12' E 44'01'35' E 45'58'25' W 14'57'18' W 13'14'45' E 24'50'1' E	=
009401' E 581445' E 64'24'31' E 010'15'2' E 64'24'31' E 010'15'2' E 64'25'37' E 730'306' E 44'23'21'2' E 44'0'135' E 45'58'25' E 44'0'135' E 24'58'25' W 13'14'45' E 24'50' E 10'36'51' E	=
009401' E 581445' E 64'24'31' E 010'15'2' E 64'24'31' E 010'15'2' E 64'25'37' E 730'306' E 44'23'21'2' E 44'0'135' E 45'58'25' E 44'0'135' E 24'58'25' W 13'14'45' E 24'50' E 10'36'51' E	=
009401' E 8414'45' E 842'431' E 010'15'2' E 842'331' E 010'15'2' E 842'331' E 942'331' E 440'15'5' E	=
009401' E 981445' E 642431' E 010152' E 542537' E 730306' E 423212' E 440335' E 44035' E 44035' E 44035' E 245001' E 103651' E 445756' E 245001' E 103651' E 4576' E 245001' E 103657' E	=
009401' E 5814'45' E 64'24'31' E 010'15'2' E 64'24'31' E 010'15'2' E 64'23'21' E 44'01'35' E	=
003401' E 581445' E 642431' E 010152' E 542637' E 545625' E 543637' E 545625' E 545635' E	=
009401' E 5814'45' E 64'24'31' E 010'152' E 54'23'31' E 010'152' E 54'23'31' E 54'23'31' E 54'23'31' E 44'31'35' E	=
003401' E 581445' E 642431' E 010152' E 542637' E 542613' E 542613	=
003401' E 581445' E 642431' E 010152' E 542637' E 542613' E 542613	=
009401' E 981445' E 642431' E 010152' E 542637' E 3730206' E 442737' E 442735' E 445735' E 131445' E 131445' W 1223912' W 17712' W	=
009401' E 814'45' E 64'24'31' E 010'152' E 64'24'31' E 010'152' E 54'25'37' E 320'306' E 42'32'12' E 44'01'35' E 45'58'25' E 45'58'25' E 45'58'25' E 45'58'25' E 45'58'25' E 45'58'25' E 44'01'35' E 44'01'35' E 44'01'35' E 44'01'35' E 13'14'45' E 24'50'01' E 10'36'51' E 11'31'45' E 24'50'01' E 10'36'51' E 13'14'45' E 22'50'07' W 11'41'37' W 22'25'01' E 15'95'02' 42' W 59'57'16' W 59'57'16' W	=
009401' E 8014'45' E 64'24'31' E 010'15'2' E 64'24'31' E 010'15'2' E 54'25'37' E 370'30'6 E 42'32'12' E 44'01'35' E 45'91'55' E 115'14'55' E 115'14'55' E 115'14'55' E 115'14'55' E 12'95'0' E 12'95'0' E 13'14'45' E 13'14'55' E 13'14'45' E 13'14'15' E 13'14'45' E 13'14'45	=
009401' E 981445' E 642431' E 010152' E 542637' E 3730206' E 442737' E 442735' E 445735' E 131445' E 131445' W 1223912' W 17712' W	=

(A SMALL LOT SUBDIVISION) TRAVIS COUNTY, TEXAS LOT 26 (REMAINDER OF 29.923 AC - TRACT J)
DOC. NO. 2007127903 NORTHRIDGE ACRES NO. 2 1011 BLOCK A TRAVESIA PHASE 1 Doc. No. 200700287 LEGEND 1/2" IRON ROD FOUND (UNLESS NOTED) 1/2" IRON ROD SET W/GAP STAMPED "TERRA FIRMA" CONCRETE MONUMENT SET RECORD INFORMATION · · · · SIDEWALK

CRVI RACEWAY HOLDINGS, L.P.

(REMAINDER OF 90.578 AC - TRACT 4) Ooc. No. 2007127903

RACEWAY SINGLE FAMILY SUBDIVISION SECTION ONE

CRVI RACEWAY HOLDINGS, L.P.

5 8470'45

e esolas, E 'siedi,

LOT 25

NORTHRIDGE ACRES NO. 2 BK. 14, PG. 84

LOT 24



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 1.0001116368.

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

SHEET 1 OF 2

FILE: J:\Projects\A598\002\Survey\Drowing Files\Final Plot - Sec 1
J:\Projects\A598\002\Survey\Point Files\0A598-Final Plot Sec, 1.crd

CRUI RACEWAY HOLDINGS I P (REMAINDER OF 44.288 AC - TRACT I)

Ooc. No. 2007127903

CRVI RACEWAY DEVELOP. L.P. (REMAINOER OF 12.45 AC - TRACT 2)
Doc. No. 2007127904

CRVI RACEWAY HOLDINGS, L.P. (REMAINDER OF 90.578 AC - TRACT 4) Doc. No. 2007127903

JOB NO: 0A598-002-00/500 DRAWN BY: MSC June 14, 2010 REVISED: October 26, 2010

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

LOCATION MAP



1701 Directors Boulevard, Sulle 400 - Austin, Texas 78744 - 512/328-8373 - Fax 512/445-2286

ENGINEER:

JONES & CARTER, INC.
ENGINEERS . PLANNERS . SURVEYORS Texas Board of Professional Engineere Registration No. F-439

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

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.

Exhibit 82.401 (D) (d) Alternative Fiscal Ro	equest and Acknowledge – page 2 of 4
Executed this day of	, <u>2011</u> .
OWNER: Pulte Homes of Texas, L.P. a Texas Limited Partnership By:	1:301-B Ruta Trace Pkwy, Building C Address Austin TX 78727 City, State
Name: Brent Baker	795-0190 Phone
Title: _Vice President of Land Authorized Representative	531-3356 Fax
ACKNO	DWLEDGEMENT
STATE OF TEXAS §	
COUNTY OF TRAVIS §	
This instrument was acknowledged before in Baker in the capacity stated herein.  **Policy Dasas**  Notary Public in and for the State of Texas  **Poblit The State of Texas**  **Poblit Th	ROBERTA MASON Notary Public State of Texas My Commission Expires August 22, 2012
Exhibit 82.401 (D) (d) Alternative Fiscal Ro	equest and Acknowledge – page 3 of 4

Alternative Fiscal

TRAVIS COUNTY, TEXAS:
By:
By: County Judge
ACKNOWLEDGEMENT
STATE OF TEXAS §
COUNTY OF TRAVIS §
This instrument was acknowledged before me by <u>County Judge Samuel T. Biscoe</u> , on the <u>day of, 2011</u> , 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

Alternative Fiscal

SAMPLE EXHIBIT "A" OR FIELD NOTES

# EXHIBIT "A"

That certain tract of land d	escribed as	See a	ttack	hed	
subdivision is	acres, being a	portion of that	same tract o	of land de	scribed in
Volume, Page	or Doc	ument No		of	the Real
Property Records of Travis	County, Texas,	as delineated on	a plat under th	ne same na	me which
will be held in abevance unti-	l approval is gra	nted by the Travis	s County Com	missioners	' 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 Α PUBLIC ROAD, 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

Client:

Pulte Homes of Texas, LP

Date:

September 16, 2011

Job No.:

0A598-003

FB:

613 / 5, 618 /33

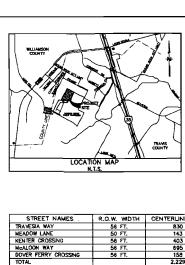
File:

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.



	LEGEND
•	1/2" IRON ROD FOUND (UNLESS NOTED)
•	P-K NAIL FOUND IN FENCE POST
0	1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
	CONCRETE MONUMENT SET

( ) RECORD INFORMATION · · · · · SIDEWALK

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

TRAVIS COUNTY, TEXAS

LOT TAB	LE
DESCRIPTION	ACREAGE
SINGLE FAMILY LOTS	7.744 ACRES
TRAVESIA WAY	1.201 ACRES
MEADOW LANE	0.133 ACRE
KENTER CROSSING	0.473 ACRE
McALOON WAY	0.858 ACRE
DOVER FERRY CROSSING	0.167 ACRE

2.832 ACRES

10.576 ACRES

TOTAL RIGHT-OF-WAY

S 82'44'08"

TOTAL NO. OF LOTS

TOTAL AREA

LOT 15 NORTHRIDGE ACRES NO. 2 Bk. 14, Pg. 84

RACEWAY SINGLE FAMILY SUBDIVISION SECTION ONE (A SMALL LOT SUBDIVISION)
DOG NO. 201100066

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	1	2.229 FT.

R.O.W. WIDTH	CENTERLINE LENGTH
56 FT.	830 FT.
50 FT.	143 FT.
56 FT.	403 FT.
56 FT.	695 FT.
56 FT.	158 FT.
	2,229 FT.
	56 FT. 50 FT. 56 FT. 56 FT.

		CURV	E TABLE	
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CT	152.00	59.50'	59.12*	S 1674'27" W
C2	208.00	50.24	50.12'	N 11"56'45" 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. <b>B</b> 5"	7,07'	5 72"27"19" W
CB	5.00	4.B4"	4.47'	S 00°53'25" W
C7	50.00	171.10	99.02'	S 72"21"35" W
CB	5.00	4.64	4.47	N 36"0'14" W
C9	5.00'	7.84*	7.06	S 72"21'35" W
C10	5.00'	7.87	7.08'	S 17'38'25" E
C11	5.00	7.B4*	7.05	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
CI 4	5.00	7.67	7.08	N 17'38'25" W
C15_	25.00'	39.19	35.30'	S 72"21"35" W
C16	222.00	110.15	109.02	S 1374'27" W
C17	222.00*	25.33	25.32"	S 2411'12" 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	5 24"26'30" W
C21	5.00	7.85	7.07	S 17"32"41" E
C22	50.00	22.63	22.44	S 12"42"25" E
C23	50.00	35.00'	34.29	S 2018'51" W
C24	50.00	35.00	34.29	S 60"25"17" W

BEARING	BASIS	NOTE:	

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, MAD 83, TEXAS CENTRAL ZONE, COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES, COMBINED SCALE FACTOR IS 1.0007116598.

#### 

TEM #1 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON CIN SPINDLE SET IN TOP BACK OF CURB AT EAST END OF MEDIAN LOCATED ALONG THE CENTER OF GRAND AVENUE PARKWAY MEAR THE SOUTHWEST CORNER OF, RACEMAY SNALE FAMLY SUBDIVISION SECTION ONE (A SMALL LDT SUBDIVISION), AS RECORDED IN DOC. NO. 201100086 (CELVATION-B72.95) (NAVO 88 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 6 & 7, BLOCK E AND +/- 153° SOUTHEAST OF THE SHARED REAR PROPERTY CORNER OF LOTS 5 & 6, BLOCK E (ELEVATION—858.52) (NAVE 38 DATUM)

\_AND SURVEYING

Non 78744 612/328-8373 Fex 512/445-2284

JONES&CARTER, INC. ENGINEERS . PLANNERS . SURVEYORS 1701 DIRECTORS BLVO, STE. 400 AUSTIN, TEXAS 78744 (512) 441-8493 (Phone) (512) 445-2288 (Fox)

CRVI RACEWAY HOLDINGS. L.P. (REMAINDER OF 29.923 AC - TRACT 3)
Doc. No. 2007127903 LOT 18 TBM #2 EL=858.52 LOT 26 NORTHRIDGE ACRES NO. 2 Bk. 14, Pg. 84 NOR THRIDGE ACRES NO 2 BK 14, PG 84 LOT 25 107 23 101 101 101 107 CRY RACEWAY HOLDINGS, L.P. (REMANDER OF 29.923 AC - TRACT 3)
Doc. No. 2007127903 10T 24 107 23 TRANQUIL LANE (SE'R.Q.K.) NORTHRIDGE ACRES NO 2

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04598-003-00/500 May 26, 2011

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

SHEET 1 OF 2

CTATE OF TEVAC	RACEW
STATE OF TEXAS )(  KNOW ALL MEN BY THESE PRESENTS:	
Thot, Putte Homes of Taxos, L.P., a Texas limited partnership, acting Newada I LLC, a Deloware limited liability company, its General Portine President of Land, ower of 10.576 acres of land out of the George Trovis County, Texas, as conveyed to it by special warronty deed record of the County, Texas, as conveyed to it by special warronty deed record of the George of Trovis County, Texas 10.575 acres, being a portion of Late 18, 17, 24 and 25, Northridge recorded in Book 14, Page 84 of the Plat Records of Trovis County, of Household Late 18, 17, 24 and 25, Northridge recorded in Book 14, Page 84 of the Plat Records of Trovis County, Texas, said 10.576 acres how resubdivision sursuand of Trovis County, Texas, said 10.575 acres how resubdivide said 10.576 acres of land in accordance with the plat she RACEWAY SINGLE FAMILY USBIDIVISION SECTION TWO (A SMALL LOT SU dedicate to the public the use of the streets and easements shown	herein by and through Putte  r, by Brent Boker, Vice  W. Spero Survey No. 100,  orded in Document No.  9, does hereby subdivide said  Acres No. 2, a subdivide said  Acres No. 2, a subdivide not  rexos, together with a portlor  rided in Volume 3175, Page 20  go been approved for  nent Code, does hareby  own hereon, to be known as  BDIVISION), and does hereby  hereon subject to any  ones.
MITNESS MY HAND, this the day of	20 A.D.
Pulte Hames of Texas, L.P., a Texas limited portnership 1501 Sun City Blvd. Georgetown, TX 78633	
By:  Brent Boker, Vice President of Lond 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 for acknowledged to me that he executed the same for the purpose and expressed and in the capacity therein stated.	egoing instrument, and he d consideration therein
Notary Public, State of Texas	
Print Notory's Name My Commission Expires:	
I, Jonathan O. Nobles, am authorized under the laws of the Stote of profession of surveying, and hereby certify that this plat camplies with Code as amended, is trus and correct to the best of my obility, and survey of the property mode under my supervision on the ground.	Texos to practice the th Title 30 of the Austin City if was prepared from an actua
Sonathan O. Nobles	
Registered Professional Lond Surveyor No. 5777 Date 1 78 201	VOBLES TO
TERRA FIRMA LAND SURVEYING 17D1 Directors Blvd., Sulte 400 Austin, Texas 78744	
FLOOD PLAIN NOTE:	
No portion of this tract is within the designated flood hazard area of Emergency Management Agancy (FEMA) Flood insurance Rote Maps (F County, Texas, doted September 25, 2008, Community #481028.	
I, Gamsong N. Perry, am authorized under the lowe of the State of of engineering, and hereby certify that this plat is feosible from an complies with 11th 30 of the Austin City Code as amended and let my knowledge.	Texas to practice the prafessi engineering standpoint and rus and correct to the best o
Gernsong N. Petry Registered Professional Engineer No. 99300 Dots 11-3-201	SECRIC N. PERSON
JONES & CARTER, INC. 1701 Directors Blvd., Suite 400 Auetin, Texas 78744	
This subdivision is within the 2-mils extraterritorial jurisdiction of the this the day of A.C	
ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Planning a Deportment, City of Austin, Trovis County, Texas, this the do	nd Development Review by of
Greg Guernsey, Director Planning and Development Review Department	
ACCEPTED AND AUTHORIZED FOR RECORD by the Zoning and Plotting Austin, Texos, this the doy of	Commission of the City of 20 A.D.

Secretory

Choirperson

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

TRAVIS COUNTY, TEXAS

In approving this plot, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfores shown on this plot or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfores shown on this plot, and all bridges and culverts necessory to be constructed or placed in such streets, roads, or other public thoroughfores or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plot in accordance with plans and specifications prescribed by the Commissioners Caurt of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and droinage improvements (the "improvements) to County Standards in order for the County to accept the public improvements. To secure this obligation, the owner(s) must post fiscal security with the county in the amount of the satimated cost of the improvements. The owner(s) obligation to construct the improvements to County Standards and to post the Fiscal Sacurity to secure such construction is a continuing obligation briding 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 accepted for maintenance by the county, or the private improvements have been constructed and are performing to County Standards.

The outhorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texoe, 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, Dona DeBeouvoir, Clerk of the County Court of Trovis County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ 2D\_\_\_ A.D., the Commissioners' Court of Trovis County, Texas possed on order authorizing the filling for record of this plot and that sold order was duly sntered in the minutes of sold Court.

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

Dano DeBeauvoir, Caunty Clerk, Travis County, Texas

Deputy

STATE OF TEXAS )( COUNTY OF TRAVIS )(

I, Dana DeBauvoir, Clerk af Travie County, Texas do hereby certify that the foregoing instrument of Writing and Its Certificats of Authentication was filed for record in my office on the day of \_\_\_\_\_\_\_ 2010, 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 af said County and State in Document

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

Dano DeBeauvoir, Caunty Clerk, Trovis Caunty, Texas

Deputy

NOTES:

- 1. This subdivision is located within the Gilleland Creek Watershed classified as suburban.
- 2. In a suburban watershed, water quality controls are required for new development in accordance with the environmental criteria monual of the City of Austin Land Development Code.
- All streets, droinage 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.
- 4. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin and Travis Caunty 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 Travia County or other governmental authorities for inspection or maintenance of said easement.

NOTES (cant.

- 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.
- 8. Erosion/Sedimentation controls are required for all construction on each lot pursuant to Land Development Cods, and the Environmentol Criteria Manual. It shall be the respecibility of the lot waver/builder to install and melhalan temporary erosion controls (slit fence), respectation and tree protection for all disturbed areas during the period of construction until disturbed areas are adequated by the construction and the construction areas of the construction and the construction areas of the construction and the construction areas of the construction and the construction are constructed as a construction and the construction are constructed as a construction and the construction are constructed as a construction are constructed as a construction and the construction are constructed as a construction area.
- 9. All disturbed areas within each phose of this project shall be revegetated and all permanent erosion/sedimentation controls completed prior to the issuance of occupancy permits for the phose. Temporary E/S controls shall be adjusted so 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 phose.
- 10. The owner/developer of this subdivision/lot is responsible for providing the subdivision infrastructure, including water and wostewater improvements, offsite main extensions, and system the state of the system.
- 11. Water and wastewater service shall be provided by the City of Austin. Na lot in this subdivision shall be accupied until the building is connected to the City of Austin's water and wastewater
- 12. The water and weatewater utility system serving this subdivision must be in accordance with the city design criteria and standards. The water and weatewater utility plan must be reviewed and approved by the utility water utility. The water and weatewater utility construction must be approved by the utility to the city of the city of
- 13. Electric service will be provided by Oncar Electric Delivery. Telephone service will be provided by AT&T.
- 14. This subdivision will be designed in accordance with 30-2-232 of the Land Development Code.
- 15. All corner lots shall be a minimum 4,500 equare feet.
- 16. 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 ocknowledges that plot vacation or replotting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 17. 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.
- 18. Maintenance of the water quality controls required above shall be according to City of Austin standards.
- 19. 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.
- 20. Travis County Development Permit is required prior to site development.
- 21. No objects, including but not limited to, buildings, fences or landscaping shall be allowed in a drainage easement except as approved by Trovis County (and other appropriate jurisdictions).
- 22. This subdivision will utilize offsite storm water conveyance, detention, and water quality controls. This offsite storm sewer line is within a drainage easement recorded in Document No. 2010151047 and water quality pand is within a drainage easement recorded by separate instrument Document No. 2010151046 of the Offsicial Public Records of Travis County, Texae, and will be constructed with the subdivision infrastructure.
- 23. 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. Fallure to construct any required infrastructure to City standards may be just cause for the City to deny opplications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- 24. A ten foot (10') Public Utility Easement (PUE) is hereby dedicated adjacent to all right-of-way.
- 25. Public eidewalks, built to City of Austin standards, are required along the following streets and as shown by a datted line on the face of the plot: TRANESIA WAY, MEADOW LANE, KENTER CROSSING, MALDON WAY and DOVER FERRY CROSSING. These sidewalks shall be in place prior to the lat being accupied. 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.
- 26. No construction on Raceway Single Family Subdivision Section Two shall commence until the water quality intrastructure per Raceway Single Family Subdivision Section One (C8-2010-0036.18) has been constructed and accepted.
- 27. 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 dead restrictions on file in Document No. 2010188090 of the Official Public Records of Trovia County, Texas.

0A598-003-00/500

May 26, 2011

JOB NO:

SHEET 2 OF

terra LAND SURVEYING

vord, Swite 400 Avefin, Texas 78744 \$12/326-5373 Fax 512/445-2286

JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
Texos Board of Professional Engineers Registration No. F-439

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

ENGINEER:

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

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§ EXHIBIT 82.201(C) EXTENSION OF SIXTY-DAY PERIOD FOR COMPLETED PLAT APPLICATION FINAL ACTION
Date: <u>December 14, 2011</u>
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: The state of t
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 <a href="#fffetd">/ffffetd</a> day of <a href="#fffetd">Decumber,</a> and acknowledged before me on the <a href="#fffetd">/ffffetd</a> day of <a href="#ffetd">Decumber,</a> and <a href="#ffetd">Decumber,</a> are a second and <a href="#ffetd">Decumber,</a> are a second and <a href="#ffetd">Decumber,</a> and <a href="#ffetd">Decumber,</a> are a second and <a href="#ffetd">Decumber,</a> and <a href="#ffetd">Decumber,</a> are a second and <a href="#ffetd">Decumber,</a> are a sec
Notary Public, State of Texas  ROBERTA MASON  Notary Public, State of Texas  My Commission Expires  August 22, 2012

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 15th day of 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

Va Hody IGW (Printed Name of Notal

My Commission Expires:

VERA RODRIGUEZ

Notary Public

STATE OF TEXAS

Commission Exp. 12-10-2012



# NOTICE OF PUBLIC HEARING

JANUARY 10, 2012, AT 900 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

DEVELOPEMENT SERVICES Fax: 15128544649

Dec 6 2011 10:17am P003/005

# RECEIVED

UEC 13 2011





fax 512-854-4649

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

**AFFIDAVIT OF POSTING** 

TO: County Judge
County Commissioners
Travis County, Texas

A public notice of a resubdivision final plat sign was posted on December /2

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 /2 DAY OF December , 2011.

SIGNATURE: Quine García

NAME (PRINT): Jaime García