



Travis County Commissioners Court Agenda Request

Meeting Date: September 24, 2013

Prepared By: Sue Welch, Planner **Phone #:** (512) 854-7637

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

A handwritten signature in black ink, appearing to read "Steven M. Manilla".

Department Head/Title: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests in Precinct One:

- A) A plat for recording: Village at Northtown Section Two, Phase One Final Plat (Long Form Final Plat – 46 total lots – 12.746 acres – Harris Ridge Boulevard – City of Austin's 2 Mile ETJ); and
- B) A Subdivision Construction Agreement between Travis County and Village at Northtown, Ltd.

BACKGROUND/SUMMARY OF REQUEST:

A) This final plat consists of 46 total lots (45 single family attached lots and one condo lot) on 12.746 acres. There are 1,402 linear feet of public streets (Jackson Browning Lane, Shannon Elise Lane, Logan James Lane, Jefferson Craig Lane) proposed with this final plat. Parkland fees dedication and fees in lieu of dedication have been satisfied with the Northtown Municipal Utility District (MUD). Water and wastewater service to be provided by Northtown MUD.

The applicant will post fiscal with the City of Austin, Single Office before the court's hearing date, which allows the plat to be approved by Commissioners Court and recorded with the County Clerk.

B) The applicant proposes to enter into a subdivision Construction Agreement between Travis County and Village at Northtown, Ltd. to outline construction of the subdivision's infrastructure improvements.

STAFF RECOMMENDATIONS:

This final plat is recommended for approval by the City of Austin Zoning and Platting Commission on September 17, 2013, and meets all Title 30, City of Austin/Travis County subdivision regulations; Single Office staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries from adjacent property owners or other regarding this subdivision.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

EXHIBITS/ATTACHMENTS:

- Precinct map
- Location map
- Proposed final plat
- Copy of Subdivision Construction Agreement

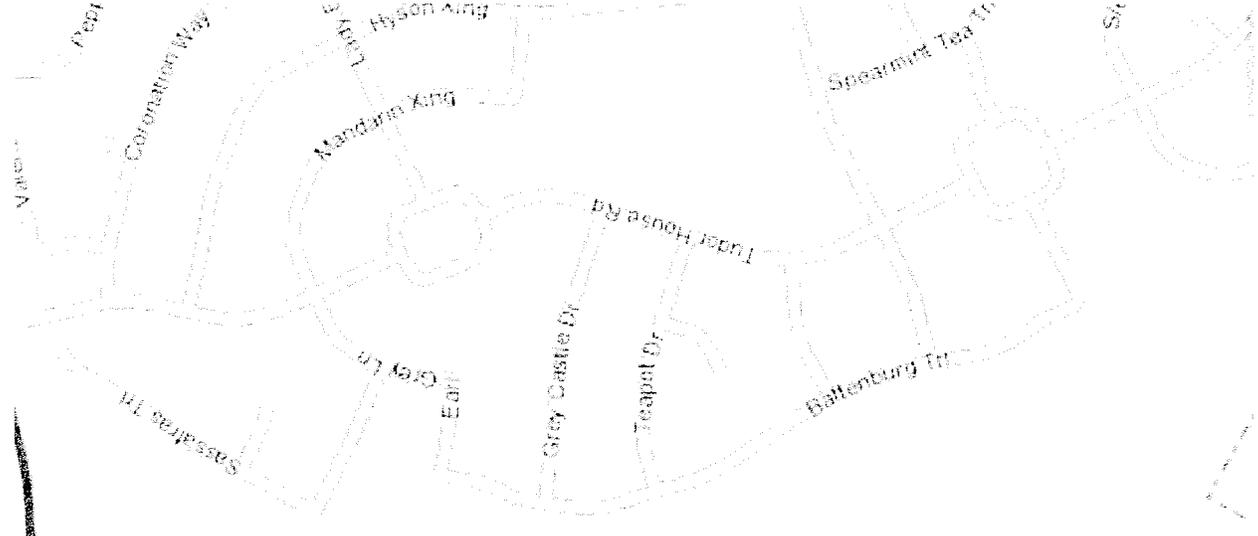
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:sw

1101 - Development Services Long Range Planning- Village at Northtown Section Two, Phase 1 Final Plat



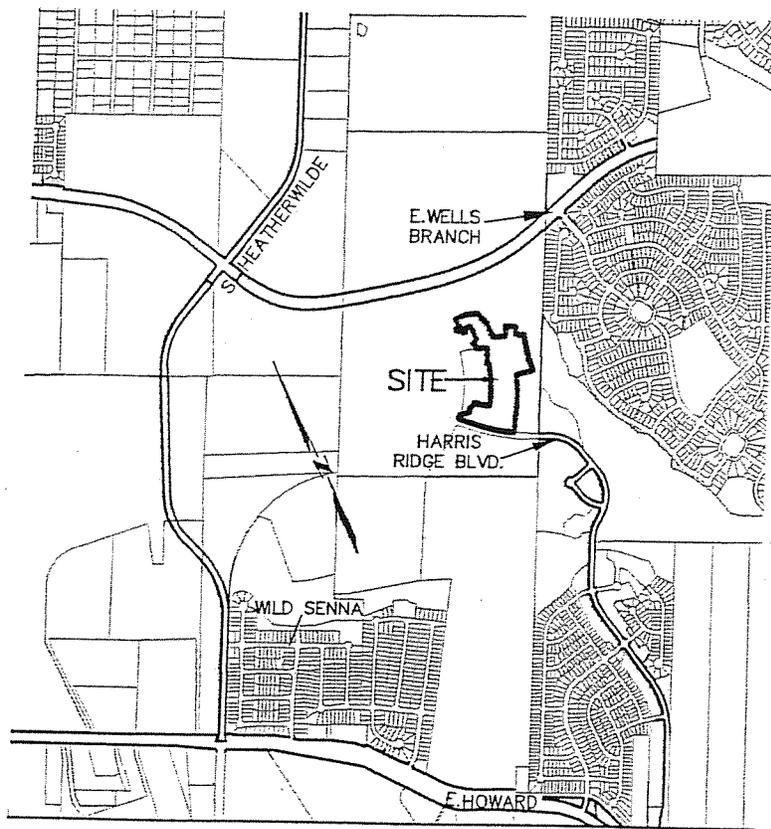
Village at
Northtown,
Section 2,
Phase 1

PRECINCT 1



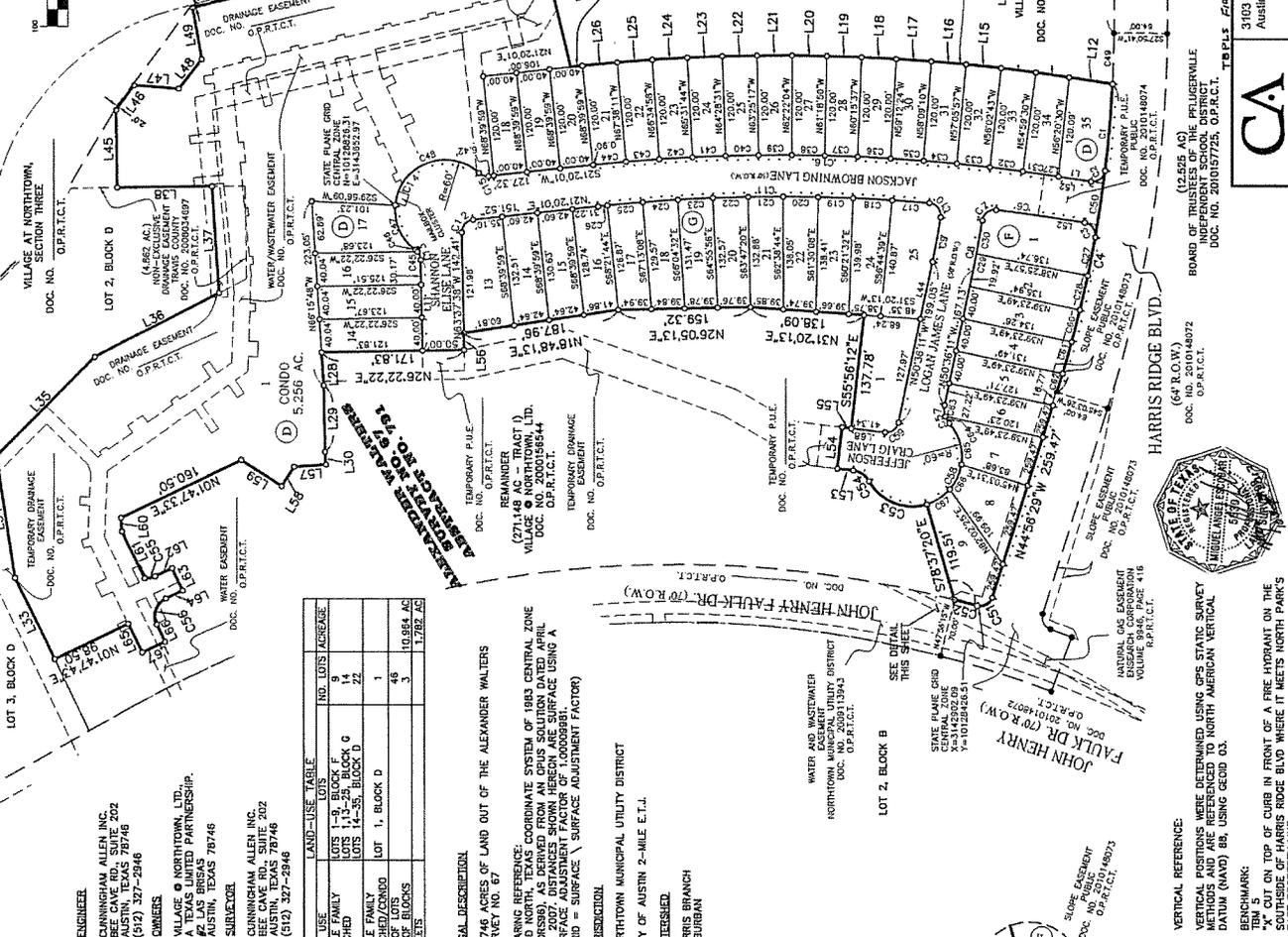
Heatherwilde Blvd

VILLAGE AT NORTHTOWN
SECTION 2 PHASE 1
FINAL PLAT



VICINITY MAP (NOT TO SCALE)

VILLAGE AT NORTHTOWN SECTION 2, PHASE 1, FINAL PLAT



LAND-USE TABLE

USE	LOTS	NO. LOTS ACREAGE
SINGLE FAMILY ATTACHED	LOTS 1-9, BLOCK F	9
SINGLE FAMILY ATTACHED/CONDO	LOTS 10-14, BLOCK D	5
CONDO	LOTS 15-58, BLOCK D	44

LEGAL DESCRIPTION
12.746 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67

BEARING REFERENCES:
GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983 CENTRAL ZONE (GCRS83), AS DERIVED FROM AN CRUS SOLUTION DATED APRIL 2011 USING THE NATIONAL HORIZONTAL DATUM OF 1983 (NAD83) SURFACE USING A GROUND SURFACE ADJUSTMENT FACTOR OF 1.0000000000000000 (GRID = SURFACE / SURFACE ADJUSTMENT FACTOR)

ADJACENT:
NORTH: NORTH TOWN MUNICIPAL UTILITY DISTRICT
EAST: CITY OF AUSTIN 2-MILE E.T.A.
SOUTH: WALTERSHER
WEST: HARRIS BRANCH SUBURBAN

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BKG.
C1	1468.00'	104.87'	4.0923°	104.87'	104.87'
C2	15.00'	23.97'	91.3433°	23.97'	21.50'
C3	15.00'	23.97'	91.3433°	23.97'	21.50'
C4	1468.00'	379.07'	14.7453°	379.07'	378.62'
C5	2125.00'	60.00'	1.3711°	60.00'	60.00'
C6	15.00'	21.14'	89.7314°	20.91'	20.91'
C7	15.00'	21.14'	89.7314°	20.91'	20.91'
C8	1007.00'	61.22'	3.2920°	61.22'	61.21'
C9	957.00'	54.36'	3.7617°	54.36'	54.35'
C10	15.00'	24.81'	90.3018°	24.81'	21.99'
C11	15.00'	24.81'	90.3018°	24.81'	21.99'
C12	15.00'	22.24'	84.5238°	22.24'	20.28'
C13	15.00'	13.80'	52.4342°	13.82'	13.82'
C14	60.00'	195.05'	166.1527°	52.3136°	118.82'
C15	15.00'	12.72'	48.3539°	12.72'	12.72'
C16	2125.00'	54.16'	14.3533°	54.16'	52.88'
C17	15.00'	24.81'	90.3018°	24.81'	21.99'
C18	2125.00'	47.82'	11.7102°	47.82'	47.81'
C19	2125.00'	42.40'	10.838°	42.40'	42.40'
C20	2125.00'	42.40'	10.838°	42.40'	42.40'
C21	2125.00'	42.40'	10.838°	42.40'	42.40'
C22	2125.00'	42.40'	10.838°	42.40'	42.40'
C23	2125.00'	42.40'	10.838°	42.40'	42.40'
C24	2125.00'	42.40'	10.838°	42.40'	42.40'
C25	2125.00'	42.40'	10.838°	42.40'	42.40'
C26	2125.00'	42.40'	10.838°	42.40'	42.40'
C27	1468.00'	47.57'	1.5172°	47.57'	47.57'
C28	1468.00'	42.31'	1.3305°	42.31'	42.31'
C29	1468.00'	42.31'	1.3305°	42.31'	42.31'
C30	1007.00'	41.13'	2.7025°	41.13'	41.13'
C31	2125.00'	35.06'	0.5525°	35.06'	35.06'
C32	2125.00'	40.00'	1.0313°	40.00'	40.00'
C33	2125.00'	40.00'	1.0313°	40.00'	40.00'
C34	2125.00'	40.00'	1.0313°	40.00'	40.00'
C35	2125.00'	40.00'	1.0313°	40.00'	40.00'
C36	2125.00'	40.00'	1.0313°	40.00'	40.00'
C37	2125.00'	40.00'	1.0313°	40.00'	40.00'
C38	2125.00'	40.00'	1.0313°	40.00'	40.00'
C39	2125.00'	40.00'	1.0313°	40.00'	40.00'
C40	2125.00'	40.00'	1.0313°	40.00'	40.00'
C41	2125.00'	40.00'	1.0313°	40.00'	40.00'
C42	2125.00'	40.00'	1.0313°	40.00'	40.00'
C43	2125.00'	40.00'	1.0313°	40.00'	40.00'
C44	2125.00'	39.10'	1.0148°	39.10'	39.10'
C45	15.00'	10.71'	40.5528°	10.49'	10.49'
C46	15.00'	3.09'	1.1480°	3.09'	3.09'
C47	60.00'	61.91'	59.0354°	59.20'	59.20'
C48	60.00'	13.17'	2.7332°	13.17'	13.17'
C49	60.00'	13.17'	2.7332°	13.17'	13.17'
C50	1468.00'	80.84'	3.0918°	80.84'	80.83'
C51	15.00'	23.04'	89.0941°	23.04'	20.84'
C52	1339.00'	28.00'	1.1153°	28.00'	28.00'
C53	60.00'	61.34'	77.4928°	61.34'	58.25'
C54	25.00'	23.85'	89.3953°	23.85'	21.99'
C55	25.00'	23.85'	89.3953°	23.85'	21.99'
C56	23.50'	36.81'	80.0200°	34.23'	34.23'
C57	23.50'	23.36'	53.5444°	23.36'	22.54'
C58	60.00'	119.81'	84.2431°	119.81'	119.81'
C59	15.00'	22.17'	84.2431°	22.17'	20.20'
C60	1468.00'	40.06'	5.0819°	40.06'	40.04'
C61	1468.00'	40.06'	5.0819°	40.06'	40.04'
C62	1468.00'	23.41'	0.7548°	23.41'	23.41'
C63	25.00'	13.47'	30.9445°	13.47'	13.28'
C64	25.00'	9.98'	22.4857°	9.98'	9.80'
C65	60.00'	62.85'	50.3338°	62.85'	51.42'
C66	60.00'	33.43'	31.5527°	33.43'	33.00'
C67	60.00'	33.43'	31.5527°	33.43'	33.00'
C68	60.00'	33.43'	31.5527°	33.43'	33.00'
C69	60.00'	33.43'	31.5527°	33.43'	33.00'
C70	60.00'	33.43'	31.5527°	33.43'	33.00'

PUBLIC STREET SUMMARY

STREET NAME	CLASSIFICATION	ROW WIDTH	LENGTH (LF)
JACKSON BROWNING LANE	LOCAL	50'	800'
SHANNON ELISE LANE	LOCAL	50'	179'
LOAN JAMES LANE	LOCAL	50'	333'
JEFFERSON CONDO LANE	LOCAL	50'	1492'
TOTAL			1492'

LEGEND

- IRON REBAR FOUND W/ CAP STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- IRON REBAR SET W/CAP STAMPED "CUNNINGHAM-ALLEN, INC."
- C.W.O.Z. CRITICAL WATER QUALITY ZONE
- R.P.P.I.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.I.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PROPOSED SIDEWALKS
- STAMPED STRIKETHROUGH WITH ALUMINUM CAP
- STAMPED "CUNNINGHAM-ALLEN, INC."
- BENCHMARK
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT

VERTICAL REFERENCES:
 (64' R.O.W.) HARRIS RIDGE BLVD.
 (19,595' AD) BOARD OF TRUSTEES OF THE PRULGERVILLE INDEPENDENT SCHOOL DISTRICT
 (4' R.O.W.) FAULK DR. (70' R.O.W.)
 (4' R.O.W.) JOHN HENRY FAULK DR. (70' R.O.W.)

BENCHMARK:
 TBM 5
 "X" OUT ON TOP OF CURB IN FRONT OF A FIRE HYDRANT ON THE SOUTHWEST CORNER OF HARRIS RIDGE BLVD WHERE IT MEETS NORTH PARKS ELEVATION = 728.89

ENGINEER:
 CUNNINGHAM ALLEN INC.
 3103 Bee Cave Road, Suite 202
 Austin, Texas 78746-8819
 Tel: (512) 327-2846
 Fax: (512) 327-2573
 WWW.CUNNINGHAM-ALLEN.COM

DATE: 04.03.13
PROJECT NO.: 421005
DRAWN BY: CED
SHEET: 2 OF 3

CREATED: 04.03.13
PROJECT NO.: 421005
DATE: 04.03.13
PROJECT NO.: 421005
DATE: 04.03.13
PROJECT NO.: 421005

EXHIBIT 82.401 (E) SUBDIVISION CONSTRUCTION AGREEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This Agreement is made and entered into by and between Village @ Northtown, Ltd., (the "Subdivider") and Travis County, Texas, (the "County"), hereinafter collectively referred to as the "Parties".

WHEREAS, the Subdivider owns the tract of real property described in Exhibit "A", which is attached hereto and made a part hereof, (the "Property"); and

WHEREAS, the Subdivider desires to subdivide the Property, pursuant to the proposed final plat of "Village at Northtown Section 2, Phase 1, Final Plat" (the "Subdivision"); and

WHEREAS, the County desires to set forth the Subdivider's responsibility for the construction of the Subdivision's roads and drainage facilities (the "Improvements"); and

WHEREAS, the Subdivider desires to set forth the County's responsibility to accept the constructed Improvements for maintenance;

NOW, THEREFORE, the Parties agree as follows:

I. Subdivider's Obligations

A. Improvements. The Subdivider shall construct the Improvements required to comply with the County's Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards"). The Improvements will conform to the construction plans, permits, and specifications approved by the County prior to commencement of construction.

B. Security. To secure the Subdivider's obligations, the Subdivider will provide a financial guarantee of performance in the amount of the estimated cost of constructing the Improvements (the "Security"), which has been determined by a professional engineer and approved by the County's Transportation and Natural Resources Department ("TNR"). The Security must be in a form approved for use in the Standards or otherwise approved by the County Attorney's Office.

C. Alternative Fiscal. Notwithstanding any other provisions of this Agreement, the Subdivider may request the Commissioners Court to hold the administratively approved plat in abeyance until all streets, alleys, sidewalks, and drainage improvements in the Subdivision. The Subdivider must post fiscal security to secure restoration of disturbed areas should construction not be completed. Upon satisfactory completion, the submitted plat shall be forwarded to the Commissioners Court for approval and recording, provided adequate fiscal security has been posted to secure the one year Construction Performance Period described below.

D. Completion. The Improvements must be constructed no later than three (3) years after the effective date of this Agreement. This period may be extended by the delivery to the County at least forty five (45) days prior to the expiration of the Security of an extension of the Security in a form approved by the County. Upon completion of the Improvements, the Subdivider will provide the County with a complete set of construction plans for the Improvements, certified "as built" by the engineer responsible for preparing the approved construction plans and specifications.

E. Warranty. The Subdivider warrants the public Improvements will be free from defects for a period of one (1) year from the date the County accepts the construction of the public Improvements (the "Performance Period"). The Subdivider shall correct and repair any defects in materials or workmanship, including design inadequacies and damage to or deterioration of the public Improvements that occur before and during this Performance Period due to any cause. As a condition of the County's acceptance of dedication of any of the public Improvements, the Subdivider must post fiscal security in the form of cash, a performance bond, or other approved form and in the amount of ten percent (10%) of the cost of constructing the public Improvements, to secure the warranty established by this Agreement. It is expressly acknowledged that the public Improvements must meet County Standards at the end of the one year Construction Performance Period in order for the County to release the construction performance fiscal security.

F. Increase in Security. If the County determines the cost of constructing the Improvements exceeds the posted Security, within thirty (30) days after notice and demand, the Subdivider shall provide additional Security in an amount equal to the additional estimated cost.

G. Reduction in Security. During the construction of the Improvements, the Security may be reduced in accordance with the percentage of completion of the construction. The County Executive of TNR will execute Statements of Partial Reductions in the Amount of Security, when provided with the following documentation:

- 1) a professional engineer's certification of quantities of work completed;
- 2) a contractor's invoice for work completed; and
- 3) a TNR inspection report, indicating the completion of the portion of the work represented by the contractor's invoice.

After the approval and acceptance of the construction of the Improvements, the Security for the public Improvements may be reduced by ninety percent (90%) of the cost of the approved construction and held for the one-year Performance Period. After the approval of the construction of the private Improvements, the Security posted for the private Improvements will be fully released. In addition, the County agrees to release or reduce, as appropriate, the Security provided by the Subdivider, if the County accepts a substitute Security for all or any portion of the Improvements.

H. Covenant, Restriction, and Condition. In the event that the Improvements are not constructed to County Standards and the required Security has expired, the Subdivider shall not sell, transfer, or convey any of the lots in the Subdivision until sufficient Security has been posted with the County for the completion of the construction.

II. County's Obligations

A. Inspection and Approval. The County will inspect the Improvements during and at the completion of construction. If the Improvements are completed in accordance with the Standards, the County will approve the Improvements and accept the public Improvements.

B. Notice of Defect. The County will notify the Subdivider, if an inspection reveals that any portion of the Improvements is not constructed in accordance with the Standards or is otherwise defective. However, the County is not responsible for the construction of the Improvements, the quality of the material, or the construction methods utilized. In addition, the County is not responsible for making continuous on-site inspections of the construction work and the County has no privity with or responsibility for the construction contractor or any subcontractors. The Subdivider will have thirty (30) days from such notice to cure the defect. It is an event of default under this Agreement, if the defect is not cured prior to the expiration of the time to cure.

C. Performance Period Security Release. Upon the expiration of the one-year Performance Period with no damages or defects which the County Executive notifies the Subdivider must be corrected, the County Executive will release the Performance Period Security.

D. Conditions to Draw on Security. The County may draw upon any Security posted under this Agreement upon the occurrence of one or more of the following events:

- a. The failure of the Subdivider to construct the Improvements to the applicable County Standards;
- b. The Subdivider's failure to renew or replace the Security at least forty-five (45) days prior to its expiration;
- c. The acquisition of the Property or a portion of the Property by the issuer of the Security or other creditor through foreclosure or an assignment or conveyance in lieu of foreclosure;
- d. The arrangement by the Commissioners Court for the completion of one or more of the Improvements; or
- e. The determination by the Commissioners Court that the completion of one or more of the public Improvements is in the public Interest.

E. Notice of Intent to Draw. The County shall provide ten (10) days written notice of the occurrence of such an event to the Subdivider with a copy provided to any fiscal surety, lender, or escrow agent. The notice will include a statement that the County intends to provide for the performance of some or all of Subdivider's obligations hereunder for the construction of the Improvements, if the failure is not cured. The County shall be entitled to draw the amount it considers necessary to perform the Subdivider's obligations under this Agreement up to the total amount allocated for the Improvements. In lieu of a drawing based on an event described in subparagraphs (b) or (c), above, the County may accept a substitute Security.

F. Use of Proceeds.

1) The County must utilize the proceeds of any posted security solely for the purpose of completing the Improvements to the County's Standards or to correct defects in or failures of the Improvements.

2) The County may in its sole discretion complete some or all of the unfinished Improvements at the time of default, regardless of the extent to which development has taken place in the Subdivision or whether development ever commenced, without incurring any obligation to complete any of the unfinished Improvements. If the County uses the proceeds to complete, repair, or reconstruct the Improvements, it will do so as a public trustee of the development process in order to protect purchasers and taxpayers from the adverse consequences of a subdivider default or to protect the public interest by completing the Improvements.

3) The County is not a private subdivision developer and its draft on the Security and utilization of the proceeds to complete, repair, or reconstruct the Improvements is not an acceptance of the dedication of the Improvements. The acceptance of the Improvements is specifically contingent upon the delivery to the County of Improvements, which have been constructed to County Standards or the express order of acceptance by the County's Commissioners Court.

4) The Subdivider has no claim or rights under this Agreement to funds drawn under the Security or any accrued interest earned on the funds to the extent the same are used by the County hereunder.

5) All funds obtained by the County pursuant to one or more draws under the Security shall be maintained by the County in an interest bearing account or accounts until such funds, together with accrued interest thereon (the "Escrowed Funds"), are disbursed by the County.

6) The County shall disperse all or portions of the Escrowed Funds as Improvements are completed by the County, or in accordance with the terms of a written construction contract between the County and a third party for the construction of the Improvements.

7) Escrowed Funds not used or held by the County for the purpose of completing an Improvement or correcting defects in or failures of an Improvement, together with any interest accrued thereon, shall be paid by the County to the Issuer of the Security or, if the Security was originally in the form of cash, to the Subdivider, no later than sixty (60) days following the County's acceptance of the Improvement or its decision not to complete the Improvements using Escrowed Funds, whichever date is earlier.

G. Releases. The County Executive will, subject to the performance of the Subdivider of its obligations under this agreement and the Travis County Standards for Construction of Streets & Drainage in Subdivisions, execute such releases of this Agreement as are necessary and reasonable upon the request of the Subdivider or a purchaser of a portion of the Property.

III. MISCELLANEOUS

A. Covenants, Restrictions, and Conditions. These Covenants, Restrictions, and Conditions will operate as covenants running with the land and will be binding upon the Subdivider and the Subdivider's legal representatives, successors and assigns.

B. Measure of Damages. The measure of damages for breach of this Agreement by the Subdivider is the actual cost of completing the Improvements in conformance with the County's Standards, including without limitation its associated administrative expenses.

C. Remedies. The remedies available to the County and the Subdivider under this Agreement and the laws of Texas are cumulative in nature.

D. Third Party Rights. No non-party shall have any right of action under this Agreement, nor shall any such non-party, including without limitation a trustee in bankruptcy, have any interest in or claim to funds drawn on the posted Security and held in escrow by the County in accordance with this Agreement.

E. Indemnification. The Subdivider shall indemnify and hold the County harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees, for the defense of such claims and demands, arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements. The Subdivider further agrees to aid and defend the County, if the County is named as a defendant in an action arising from any breach on the part of Subdivider of any provision in this Agreement or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements.

F. No Waiver. The waiver of any provision of this Agreement will not constitute a waiver of any other provision, nor will it constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement. The County's failure to enforce any provision will not constitute a waiver or estoppel of the right to do so.

G. Attorney's Fees. The prevailing party in any litigation hereunder is entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other party. If the court awards relief to both parties, each will bear its own costs.

H. Successors and Assigns. This Agreement is binding on the Subdivider and the heirs, successors, and assigns of the Subdivider and on any person acquiring an ownership interest in the Property through the Subdivider. The Subdivider's obligations under this Agreement may not be assigned without the written approval of the County; provided the County's approval shall not be unreasonably withheld if the Subdivider's assignee expressly assumes all obligations of the Subdivider under this Agreement. An assignment shall not be construed as releasing the Subdivider from Subdivider's obligations under this Agreement and Subdivider's obligations hereunder shall continue notwithstanding any assignment approved pursuant to this Paragraph unless and until the County executes and delivers to the Subdivider a written release. The County agrees to release the Subdivider, if the Subdivider's assignee expressly assumes the Subdivider's obligations under this Agreement and has posted the Security required by this Agreement. The County in its sole discretion may assign some or all of its rights under this Agreement and any such assignment shall be effective upon notice to the Subdivider.

I. Expiration. This Agreement will terminate upon the vacation of the Subdivision by the Subdivider or the completion of the Subdivider's obligations under this Agreement, whichever occurs first.

J. Notice. Any notice under this Agreement must be in writing and will be effective when personally delivered or three (3) days after deposit in the U.S. Mail, postage prepaid, certified with return receipt requested, and addressed as follows:

Subdivider: Village @ Northtown, Ltd.
Attn: Clifton E. Lind
#2 Las Brisas
Austin, Texas 78746

County: Transportation & Natural Resources Department
P.O. Box 1748
Austin, Texas 78767
Attn: County Executive

Copy to: Travis County Attorney's Office
P.O. Box 1748
Austin, Texas 78767

The parties may change their respective addresses for notice to any other location in the United States in accordance with the provisions of this Paragraph.

K. Severability. If any provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability shall not affect the validity of any other provision and the rights of the parties will be construed as if such provision was never part of this Agreement.

L. Jurisdiction and Venue. This Agreement concerns real property located in Travis County, Texas, and shall be governed and construed under Texas law. Venue for any action arising under this Agreement shall be exclusively in Travis County, Texas.

M. Captions Immaterial. The captions or headings of the paragraphs of this Agreement are for convenience only and shall not be considered in construing this Agreement.

N. Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof. Any oral representations or modifications concerning this Agreement shall be of no force or effect, except a subsequent written modification executed by both parties. NO OFFICIAL, EMPLOYEE, OR AGENT OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, MODIFY, OR OTHERWISE CHANGE THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE COMMISSIONERS COURT.

This Agreement is executed as of the dates set forth below and is effective upon approval by the County of the final plat for the Subdivision or upon approval of Alternative Fiscal in accordance with County regulations.

TRAVIS COUNTY, TEXAS

SUBDIVIDER:

County Judge

Village @ Northtown, Ltd.,
a Texas limited partnership

Date: _____

By: Village @ Northtown General
Partner, Inc., a Texas corporation,
Its General Partner

By: _____

Name: Clifton E. Lind

Title: President

Date: _____

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the _____ day of _____, 2013, by Clifton E. Lind, the President of Village @ Northtown General Partner, Inc., a Texas corporation, acting as General Partner of Village @ Northtown, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership in the capacity stated herein.

Signature of Notary-State of Texas

After Recording Return to:

County Executive, Transportation and Natural Resources
P.O. Box 1748
Austin, Texas 78767

EXHIBIT A: METES AND BOUNDS DESCRIPTION OF PROPERTY

DESCRIPTION

BEING 12.746 ACRES OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 271.148 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, CONVEYED TO VILLAGE @ NORTHTOWN, LTD., IN DEED RECORDED IN DOCUMENT NO. 2000156544, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" in concrete (concrete monument) found for the beginning of a curve to the left in the southeasterly right-of-way line of John Henry Faulk Drive (70' R.O.W.) and the northeasterly right-of-way line of Harris Ridge Boulevard (64' R.O.W.), as described in that certain right-of-way dedication recorded in Document No. 2010148072, of the Official Public Records of Travis County, Texas;

THENCE with said curve to the left, having a radius of 1339.00 feet, an arc length of 27.21 feet, a delta angle of 01°09'51", and a chord which bears North 42°29'17" East, a distance of 27.21 feet to a ½ inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" found for the easternmost corner of said John Henry Faulk Drive from which a ½ inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" found the north corner of said John Henry Faulk Drive, bears North 47°56'15" West, a distance of 70.00 feet;

THENCE over and across said 271.148 acre tract the following sixty-one (61) courses and distances:

- 1) Continuing with said curve to the left, having a radius of 1339.00 feet, an arc length of 0.79 feet, a delta angle of 0°02'02", and a chord which bears North 41°53'28" East, a distance of 0.79 feet to a point;
- 2) South 78°37'20" East, a distance of 119.51 feet to a point at the beginning of a non-tangential curve to the right
- 3) With said non-tangential curve to the right, having a radius of 60.00 feet, an arc length of 81.34 feet, a delta angle of 77°40'26", and a chord which bears North 49°03'46" East, a distance of 75.25 feet to a point at the beginning of a curve to the left;
- 4) With said curve to the left, having a radius of 25.39 feet, an arc length of 23.85 feet, a delta angle of 53°50'10", and a chord which bears North 60°58'53" East, a distance of 22.99 feet to a point
- 5) North 34°03'48" East, a distance of 19.51 feet to a point;
- 6) South 55°56'12" East, a distance of 50.00 feet to a point;
- 7) South 34°03'48" West, a distance of 11.13 feet to a point;

- 8) South 55°56'12" East, a distance of 137.78 feet to a point;
9) North 31°20'13" East, a distance of 138.09 feet to a point;
10) North 26°05'13" East, a distance of 159.32 feet to a point;
11) North 18°48'13" East, a distance of 187.96 feet to a point;
12) North 63°37'38" West, a distance of 20.43 feet to a point;
13) North 26°22'22" East, a distance of 171.83 feet to a point;
14) North 66°15'48" West, a distance of 40.04 feet to a point;
15) North 63°37'49" West, a distance of 80.00 feet to a point;
16) North 66°47'04" West, a distance of 15.00 feet to a point;
17) North 23°12'56" East, a distance of 38.71 feet to a point;
18) North 29°50'13" West, a distance of 27.62 feet to a point;
19) North 60°09'47" East, a distance of 58.00 feet to a point;
20) North 01°47'33" East, a distance of 160.50 feet to a point;
21) North 66°12'27" West, a distance of 16.36 feet to a point;
22) North 88°12'27" West, a distance of 62.58 feet to a point at the beginning of a non-tangential curve to the left;
23) With said non-tangential curve to the left, having a radius of 23.50 feet, an arc length of 12.50 feet, a delta angle of 30°28'56", and a chord which bears South 17°02'02" West, a distance of 12.36 feet to a point;
24) South 01°47'33" West, a distance of 23.00 feet to a point;
25) North 88°12'27" West, a distance of 30.00 feet to a point;
26) North 01°47'33" East, a distance of 23.00 feet to a point at the beginning of a curve to the left;
27) With said curve to the left, having a radius of 23.50 feet, an arc length of 36.91 feet, a delta angle of 90°00'00", and a chord which bears North 43°12'27" West, a distance of 33.23 feet to a point;
28) North 88°12'27" West, a distance of 23.00 feet to a point;
29) North 01°47'33" East, a distance of 30.00 feet to a point;
30) South 88°12'27" East, a distance of 38.23 feet to a point;
31) North 01°47'43" East, a distance of 98.50 feet to a point;
32) South 88°12'27" East, a distance of 108.89 feet to a point;
33) South 71°09'13" East, a distance of 147.68 feet to a point;

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- 34) South 18°02'22" East, a distance of 168.17 feet to a point;
- 35) South 00°01'37" West, a distance of 168.30 feet to a point;
- 36) South 66°15'48" East, a distance of 129.03 feet to a point;
- 37) North 26°36'19" East, a distance of 113.93 feet to a point;
- 38) South 63°23'41" East, a distance of 92.95 feet to a point;
- 39) South 26°26'52" East, a distance of 37.13 feet to a point
- 40) South 31°50'48" West, a distance of 53.43 feet to a point;
- 41) South 24°48'06" East, a distance of 44.99 feet to a point;
- 42) South 72°44'53" East, a distance of 63.84 feet to a point;
- 43) South 13°44'25" West, a distance of 261.23 feet to a point;
- 44) South 09°43'56" West, a distance of 165.50 feet to a point
- 45) North 76°17'11" West, a distance of 189.26 feet to a point;
- 46) South 21°20'01" West, a distance of 14.00 feet to a point;
- 47) South 21°50'15" West, a distance of 42.16 feet to a point;
- 48) South 22°53'26" West, a distance of 42.21 feet to a point;
- 49) South 23°56'39" West, a distance of 42.21 feet to a point;
- 50) South 24°59'53" West, a distance of 42.21 feet to a point;
- 51) South 26°03'06" West, a distance of 42.21 feet to a point;
- 52) South 27°06'19" West, a distance of 42.21 feet to a point;
- 53) South 28°09'33" West, a distance of 42.21 feet to a point;
- 54) South 29°12'46" West, a distance of 42.21 feet to a point;
- 55) South 30°16'00" West, a distance of 42.21 feet to a point;
- 56) South 31°19'13" West, a distance of 42.21 feet to a point;
- 57) South 32°22'27" West, a distance of 42.21 feet to a point;
- 58) South 33°25'40" West, a distance of 42.21 feet to a point;
- 59) South 34°28'53" West, a distance of 42.21 feet to a point;
- 60) South 35°31'01" West, a distance of 40.75 feet to a point;
- 61) South 35°55'55" West, a distance of 52.84 feet to a point in the curving northeast right-of-way line of said Harris Ridge Boulevard, from which a ½ inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" found in said northeast right-of-way, for a point of

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tangency, bears a chord bearing and distance of South 60°56'45" East, a distance of 61.97 feet;

THENCE with said northeast right-of-way, the following three (3) courses and distances:

- 1) With a curve to the right, having a radius of 1,468.00 feet, an arc length of 379.07 feet, a delta angle of 14°47'43", and a chord which bears North 52°20'20" West, a distance of 378.02 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" found;
2) North 44°56'29" West, a distance of 259.47 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" found at the beginning of a curve to the right;
3) With said curve to the right, having a radius of 15.00 feet, an arc length of 23.04 feet, a delta angle of 88°00'41", and a chord which bears North 00°56'09" West, a distance of 20.84 feet to the POINT OF BEGINNING, containing 12.746 acres, more or less, of land.

Reference is herein made to the sketch of this tract accompanying this metes and bounds description.

Subject tract shown hereon is for a Construction Agreement. No monumentation set for corners. Monuments will be set at time of platting.

BEARING BASIS: The Texas Coordinate System of 1983, Central Zone (NAD 83 (COR96)). All distances were adjusted to the surface using a surface adjustment factor of 1.00009981. (surface = grid * surface adjustment factor)

I certify that this description was prepared from a survey made in April, 2011 on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

Miguel A. Escobar, R.P.L.S., L.S.L.S.
Texas Reg. No. 5630
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946



REFERENCES

TCAD #: 0267310137
AUSTIN GRID #: N35

SKETCH TO ACCOMPANY DESCRIPTION

CONSTRUCTION AGREEMENT

VILLAGE AT NORTHTOWN, SECTION 2, PHASE 1

SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°56'15"W	70.00'
L2	S78°37'20"E	119.51'
L3	N34°03'48"E	19.51'
L4	S55°56'12"E	50.00'
L5	S34°03'48"W	11.13'
L6	S55°56'12"E	137.78'
L7	N31°20'13"E	138.09'
L8	N26°05'13"E	159.32'
L9	N18°48'13"E	187.96'
L10	N63°37'38"W	20.43'
L11	N26°22'22"E	171.83'
L12	N66°15'48"W	40.04'
L13	N63°37'49"W	80.00'
L14	N66°47'04"W	15.00'
L15	N23°12'56"E	38.71'
L16	N29°50'13"W	27.82'
L17	N60°09'47"E	58.00'
L18	N01°47'33"E	160.50'
L19	N66°12'27"W	16.36'
L20	N88°12'27"W	62.58'
L21	S01°47'33"W	23.00'
L22	N88°12'27"W	30.00'
L23	N01°47'33"E	23.00'
L24	N88°12'27"W	23.00'
L25	N01°47'33"E	30.00'
L26	S88°12'27"E	38.23'
L27	N01°47'43"E	98.50'
L28	S88°12'17"E	108.89'
L29	S71°09'13"E	147.68'
L30	S18°02'22"E	168.17'
L31	S00°01'37"W	168.30'
L32	S66°15'48"E	129.03'
L33	N26°36'19"E	113.93'
L34	S63°23'41"E	92.95'
L35	S26°26'52"E	37.13'
L36	S31°50'48"W	53.43'
L37	S24°48'06"E	44.99'
L38	S72°44'53"E	63.84'
L39	S13°44'25"W	261.23'
L40	S09°43'56"W	165.50'
L41	N76°17'11"W	189.26'
L42	S21°20'01"W	14.00'
L43	S21°50'15"W	42.16'
L44	S22°53'26"W	42.21'
L45	S23°56'39"W	42.21'
L46	S24°59'53"W	42.21'
L47	S26°03'06"W	42.21'
L48	S27°06'19"W	42.21'
L49	S28°09'33"W	42.21'
L50	S29°12'46"W	42.21'
L51	S30°16'00"W	42.21'
L52	S31°19'13"W	42.21'
L53	S32°22'27"W	42.21'
L54	S33°25'40"W	42.21'
L55	S34°28'53"W	42.21'
L56	S35°31'01"W	40.75'
L57	S35°55'55"W	52.84'
L58	N44°56'29"W	259.47'

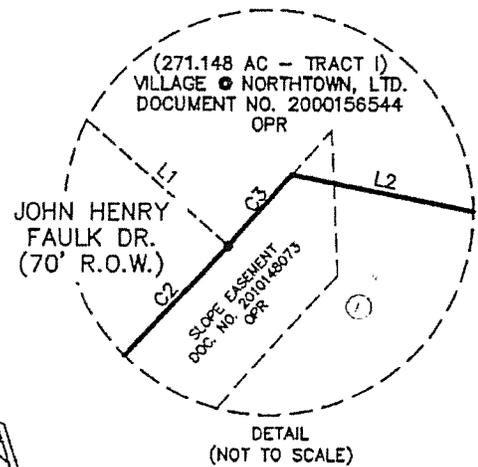
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	15.00'	23.04'	88°00'41"	N00°56'09"W	20.84'
C2	1339.00'	27.21'	1°09'51"	N42°29'17"E	27.21'
C3	1339.00'	0.79'	0°02'02"	N41°53'28"E	0.79'
C4	60.00'	81.34'	77°40'26"	N49°03'46"E	75.25'
C5	25.39'	23.85'	53°50'10"	N60°58'53"E	22.99'
C6	23.50'	12.50'	30°28'56"	S17°02'02"W	12.36'
C7	23.50'	36.91'	90°00'00"	N43°12'27"W	33.23'
C8	1468.00'	61.97'	2°25'07"	S60°56'45"E	61.97'
C9	1468.00'	379.07'	14°47'43"	N52°20'20"W	378.02'

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

SUBJECT TRACT SHOWN HEREON IS FOR A CONSTRUCTION AGREEMENT. NO MONUMENTATION SET FOR CORNERS. MONUMENTS WILL BE SET AT OF PLATTING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (CORS96)). ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00009981. (SURFACE = GRID * SURFACE ADJUSTMENT FACTOR)

DATE OF LAST FIELDWORK: APRIL, 2011



SURVEYED BY:

Miguel A. Escobar

MIGUEL A. ESCOBAR, RPLS, LSLs
TX REG. NO. 5630

DATE: 23 JUNE 2011



3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Cunningham | Allen

Tel.: (512) 327-2946

Engineers • Surveyors

Fax: (512) 327-2973

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