



## Travis County Commissioners Court Agenda Request

**Meeting Date:** December 16, 2014

**Prepared By:** Michael Hettenhausen, Planner **Phone #:** (512) 854-7563

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

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

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

### **AGENDA LANGUAGE:**

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

- A) A plat for recording: Raceway Single Family Subdivision Section Five (a small lot subdivision) Final Plat (Resubdivision of Lot 21 Northridge Acres Number Two Subdivision - 94 Total Lots - Grand Avenue Parkway - City of Austin ETJ); and
- B) Approve a Subdivision Construction Agreement with Pulte Homes of Texas, L.P.

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

A) This resubdivision final plat consists of 94 total lots (92 single-family lots, 1 landscape lot, and 1 wastewater easement lot) on 14.52 acres. The proposed plat's boundaries are located within the previously-platted Northridge Acres Number Two subdivision, and the applicant proposes to resubdivide Lot 21 of the Northridge Acres Number Two subdivision into the Raceway Single Family Subdivision Section Five Final Plat. There are 2,453 linear feet of public streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to Travis County in the amount of \$34,762.00. Fiscal surety, in the amount of \$1,361,011.00, has been posted with the City of Austin. Water and wastewater service to be provided by the City of Austin.

B) The applicant, Pulte Homes of Texas, L.P., wishes to enter into a standard Subdivision Construction Agreement with Travis County.

### **STAFF RECOMMENDATIONS:**

As this resubdivision final plat meets all Single Office standards and was approved by the City of Austin Zoning and Platting Commission on November 4, 2014, Single Office staff recommends approval of the plat and Subdivision Construction Agreement.

### **ISSUES AND OPPORTUNITIES:**

Notification

The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign was placed on the subject property on December 2, 2014, announcing the date, time, and location of the public hearing. Upon posting the public notice sign, staff has not received any inquiries from adjacent property owners.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**EXHIBITS/ATTACHMENTS:**

- Precinct map
- Location map
- Existing final plat
- Proposed final plat
- Subdivision Construction Agreement

**REQUIRED AUTHORIZATIONS:**

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

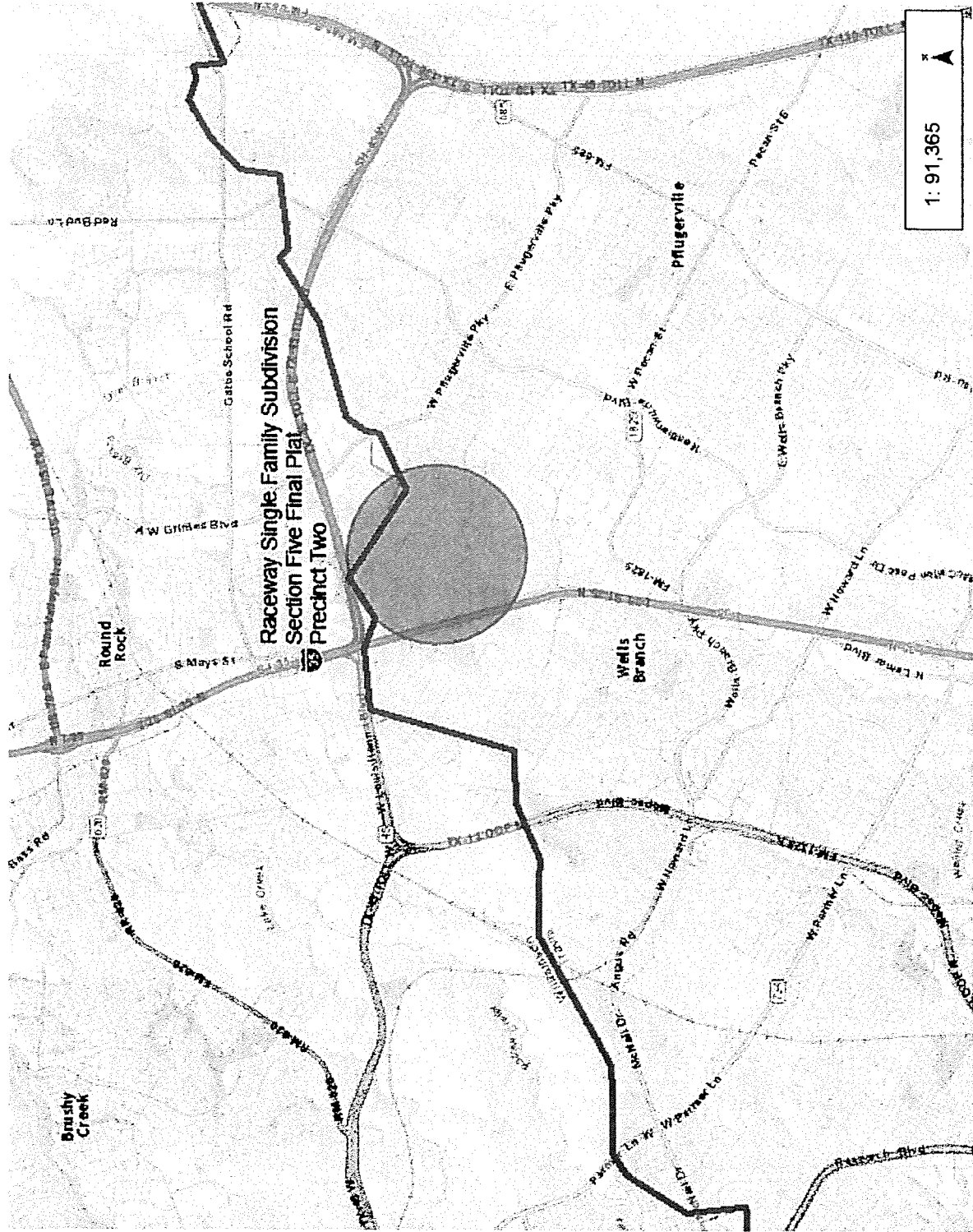
**CC:**


**SM:AB:mh**

**1101 - Development Services Long Range Planning- Raceway Single Family Subdivision  
Section Five (A Small Lot Subdivision) Final Plat**

TRAUTS  
COUNTY

# PRECINCT MAP

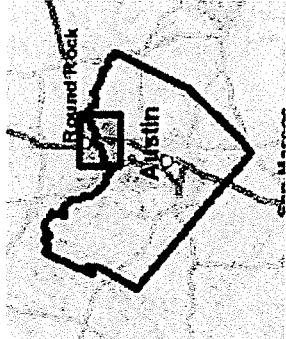


1: 91,365



Legend

Notes



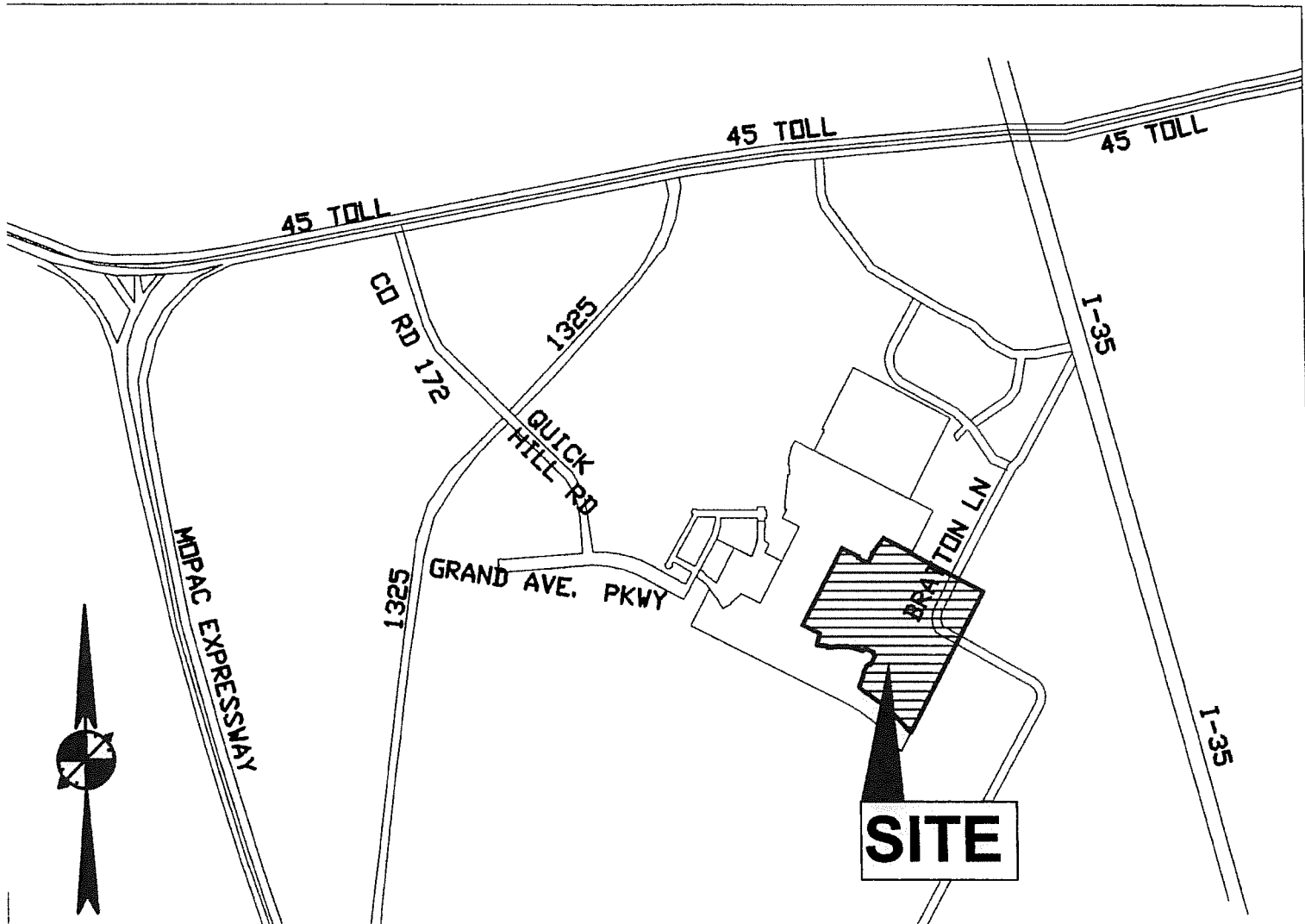
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

2.9 Miles

1.44

0

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Leitfude Geographics Group Ltd.



VICINITY MAP

N.T.S.

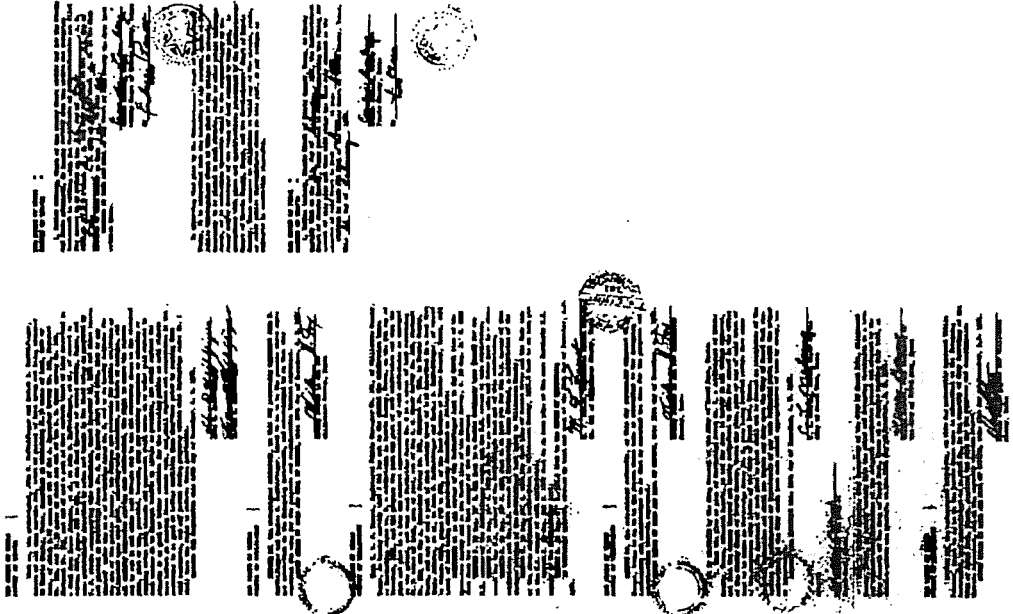
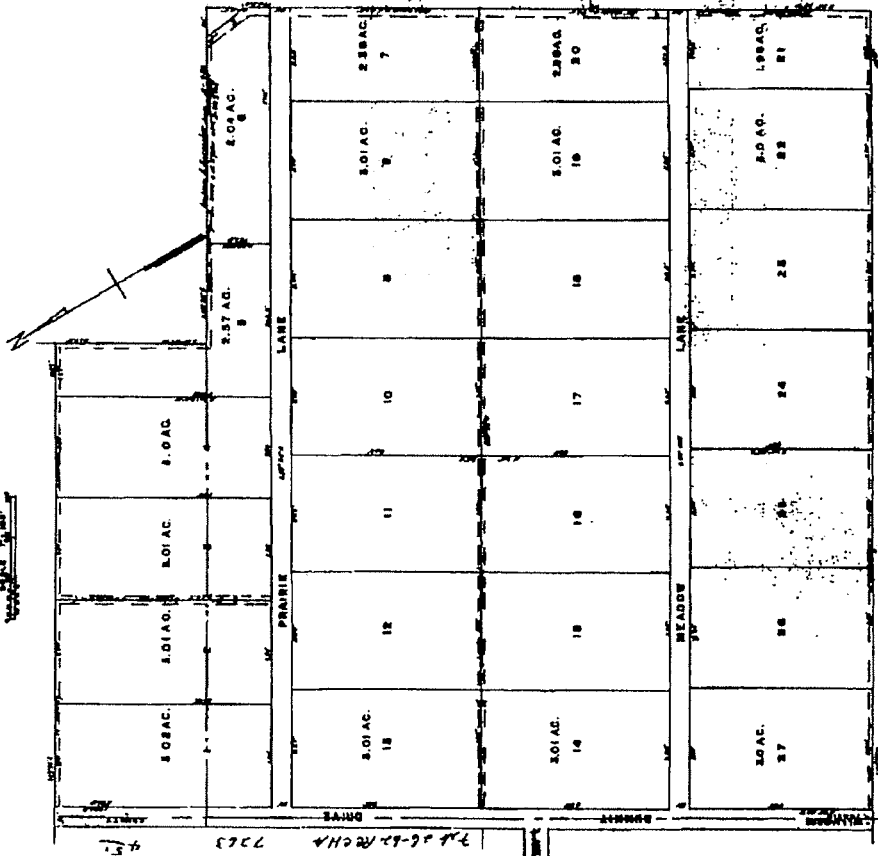
GRID NUMBER: M39

MAPSCO PAGE NUMBER: 436C

THIS PROJECT IS LOCATED WITHIN THE COA 2-MILE ETJ

EXISTING PLAT

NORTHBRIDGE ACRES NO. 2  
 81.74 AC. IN TRAVIS COUNTY, TEXAS  
 8.46 AC. IN THE A. SPEECHER SURVEY  
 1822' - 0" G.M. SPEAR  
 27 LOTS OF APPROX. 8 AC. EACH



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

**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS  
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD  
DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT  
ARE INSIDE OR OUTSIDE THE CITY LIMITS.**

**THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME.  
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE  
THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT  
CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN  
INSIDE THE CITY LIMITS.**

**THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY  
ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES  
WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY  
LIMITS.**

**DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER,  
OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL  
RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE  
NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR  
(2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE  
INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

CBJ-2010-0036.5A

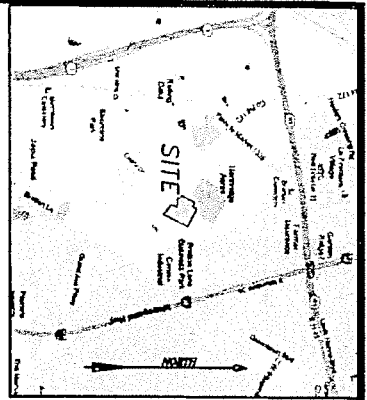
**RACEWAY SINGLE FAMILY SUBDIVISION  
SECTION FIVE  
(A SMALL LOT SUBDIVISION)**



**LANDESIGN  
SERVICES, INC.**

312-290-7901  
1420 MCYELL ROAD  
SUITE 200  
ROUNDTOP ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10601800

PROJECT NAME: RACEWAY	JOB NUMBER: 191-12-4	DATE: 05/05/2014	SCALE: 1"=100'
DRAWING FILE PATH: L:\D3\016\Raceway\LOWCS\PLATS	FIELDNOTE FILE PATH:	APLS: JB	TECH: MAS
		PARTYCHIEF: DR	CHECKED BY: JB DRBROOKS 2/15/14



VICINITY MAP  
(NOT TO SCALE)

LAND USE SUMMARY: RACEWAY SINGLE FAMILY SUBDIVISION SECTION FIVE  
(A SMALL LOT SUBDIVISION)

TOTAL ACRES	14.52 ACRES		
TOTAL LOTS	1 LOT		
NUMBER OF BLOCKS	4 BLOCKS		
OTHER LOTS: LANDSCAPE LOT	1 (0.3467 ACRES)		
TOTAL LOTS:	54		
SUBMITTAL DATE: 02/12/2014			
PUBLIC STREET NAME	LENGTH	ROW WIDTH	ACRES
BELMONT STABLES LANE	234'	56'	3.345 AC.
CANBERA TRAIL	443'	56'	
REMNINGTON RESERVE WAY	564'	56'	
SERENE FLEMING TRACE	650'	56'	
TOTAL	2,435'		3.345 AC.

NUMBER	DIRECTION	DISTANCE
1	N 87° 27' 53" E	14.00'
2	N 87° 31' 18" E	10.00'
3	N 87° 31' 53" E	36.00'
4	N 87° 32' 53" E	36.00'
5	N 87° 33' 53" E	36.00'
6	S 27° 27' 53" W	6.83'
7	N 27° 27' 53" W	31.81'
8	S 89° 37' 53" W	12.31'
9	N 87° 31' 00" E	51.00'
10	N 87° 31' 00" E	48.00'
11	S 87° 31' 53" E	48.00'
12	S 87° 32' 53" E	48.00'
13	N 0° 00' 00" E	54.00'
14	S 27° 17' 53" W	7.89'
15	N 87° 31' 53" E	17.11'
16	N 87° 32' 53" E	17.11'
17	N 87° 33' 53" E	17.11'
18	N 87° 34' 53" E	17.11'
19	S 87° 34' 53" E	53.63'
20	S 87° 34' 00" E	44.84'
21	N 87° 34' 53" W	50.86'
22	S 87° 34' 53" W	50.86'
23	S 87° 33' 53" W	43.86'
24	N 87° 33' 53" W	43.86'
25	N 87° 32' 53" W	17.86'
26	N 87° 31' 53" W	17.86'
27	N 87° 31' 00" W	17.86'
28	S 0° 00' 00" W	14.86'
29	S 0° 00' 00" W	14.86'
30	S 0° 00' 00" W	14.86'
31	S 0° 00' 00" W	14.86'
32	S 0° 00' 00" W	14.86'
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42	S 0° 00' 00" W	14.86'
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54	S 0° 00' 00" W	14.86'

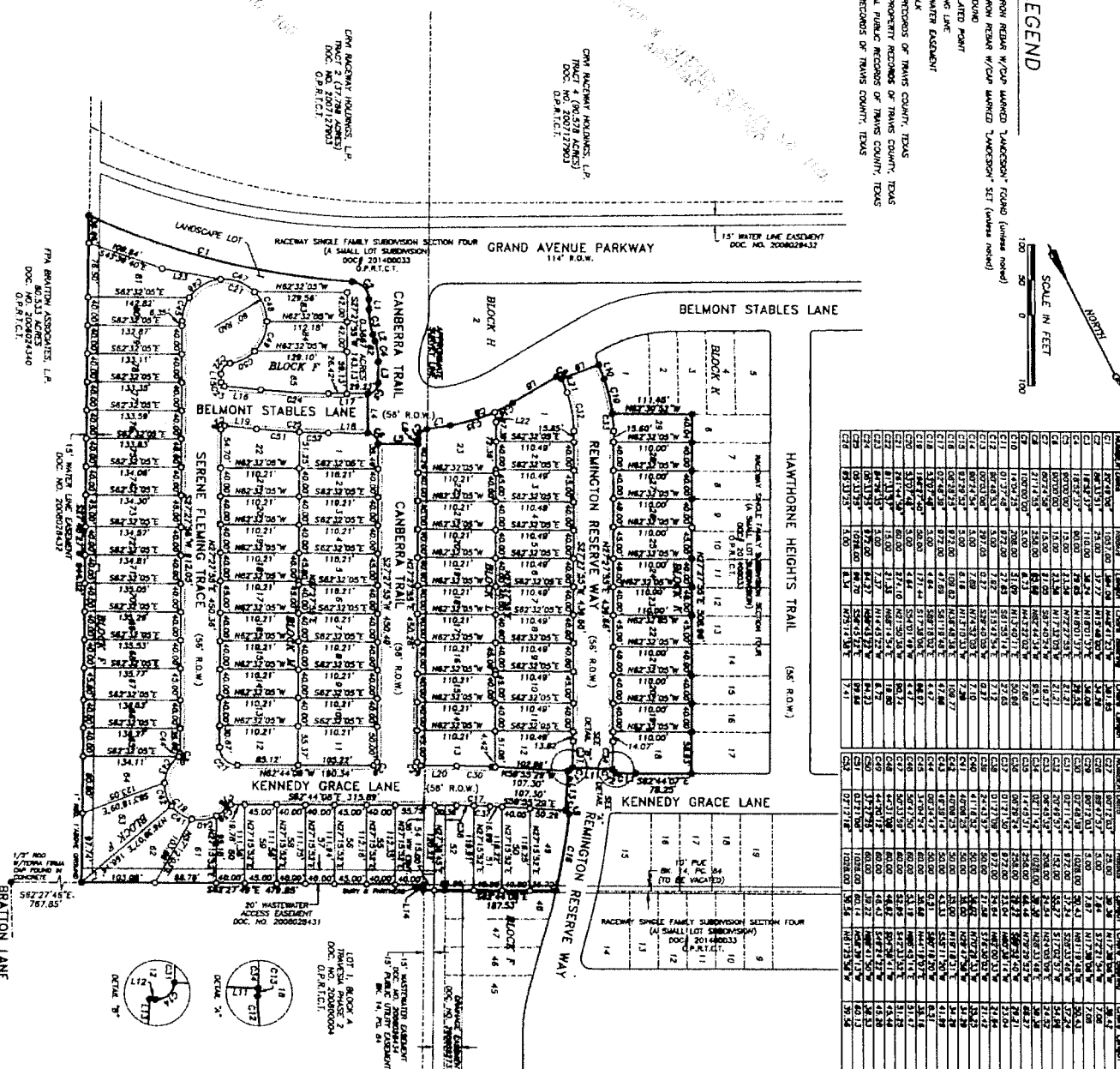
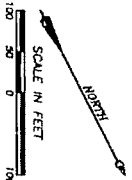
WILLIAM BRANTON STANLEY AND WIFE  
BY: \_\_\_\_\_

ONE ACRES HOLDINGS, L.P.  
TRAC 2 (177.91 ACRES)  
DOC. NO. 200712903  
OP. P. 11.1

LEGEND

- 1/2" ROW REAR W/CAP MARKED "ADJACENT" FOUND (unless noted)
- 1/2" ROW FRONT W/CAP MARKED "ADJACENT" SET (unless noted)
- ◊ CALCULATED POINT
- ▲ BUILDING FOOT
- WASTEWATER EASEMENT
- SEWERAGE

ORIGIN: RECD RECORDS OF TRAVIS COUNTY, TEXAS  
RETRACT: RECD PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
OFFICIAL: OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
PRACTICE: P&T RECORDS OF TRAVIS COUNTY, TEXAS



Block	Lot	Area	Owner	Area	Owner	Area	Owner
1	1	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	2	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	3	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	4	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	5	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	6	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	7	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	8	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	9	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	10	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	11	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	12	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	13	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	14	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	15	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	16	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	17	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	18	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	19	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	20	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	21	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	22	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	23	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	24	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	25	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	26	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	27	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	28	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	29	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	30	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	31	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	32	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	33	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	34	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	35	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	36	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	37	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	38	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	39	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	40	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	41	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	42	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	43	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	44	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	45	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	46	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	47	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	48	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	49	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	50	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	51	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	52	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	53	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.
1	54	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.	1.00	ONE ACRES HOLDINGS, L.P.

PROJECT NAME: RACEWAY  
JOB NUMBER: 181-12-4  
DATE: 06/16/2014  
SCALE: 1"=100'  
DRAWING FILE PATH: RACEWAY\DWG\181-12-4.DWG  
PLOT FILE PATH: RACEWAY\DWG\181-12-4.PLOT

DRAWING NAME: RACEWAY DWG  
SHEET: 2 OF 3

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

LAND DESIGN SERVICES, INC.  
118-526-790  
1825 S. GIBBY ROAD  
SUITE 100  
ROCKWELL, TEXAS 78661  
PHONE: (817) 375-1100  
FAX: (817) 375-1100







TRANSPORTATION AND NATURAL RESOURCES  
STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE  
700 Lavaca Street  
Administration 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 plat resubdivision sign was posted on December 2, 2014,  
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, 2014.

SIGNATURE: Jaime Garcia  
NAME (PRINT): Jaime Garcia  
TITLE: TNR/R&B Supervisor



# **NOTICE OF PUBLIC HEARING**

**DECEMBER 16, 2014, AT 9:00 AM**

**RESUBDIVISION OF LOT 21  
NORTHRIDGE ACRES NO. 2  
SUBDIVISION, PRECINCT 2**

**A HEARING WILL BE HELD AT THE  
TRAVIS COUNTY COMMISSIONERS  
COURTROOM 700 LAVACA ST  
(FIRST FLOOR) AUSTIN, TEXAS**

**FOR MORE INFORMATION  
CALL: (512) 854-7563**

## § EXHIBIT 82.401 (E) SUBDIVISION CONSTRUCTION AGREEMENT

STATE OF TEXAS COUNTY OF TRAVIS

This Agreement is made and entered into by and between Pulte Homes of Texas, L.P. (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 "Raceway Section 5" (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 Executive Manager 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 Executive Manager notifies the Subdivider must be corrected, the Executive Manager 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 Executive Manager 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: Pulte Homes of Texas, L.P.  
9401 Amberglen Blvd., Bldg. I, Suite 150  
Austin, TX 78729

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

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

\_\_\_\_\_  
County Judge

Date:

SUBDIVIDER:

Pulte Homes of Texas, L.P.

By: 



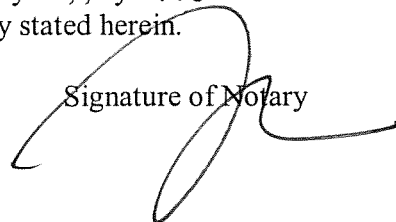
Name: Stephen Ashlock  
Title: Director of Land Development  
Authorized Representative  
Date: 11/5/14

ACKNOWLEDGEMENT

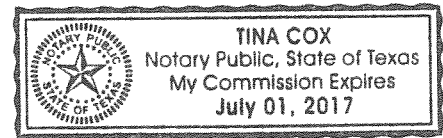
STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the day of November 5, 2014  
by Stephen Ashlock, in the capacity stated herein.

Signature of Notary  


After Recording Return to:  
Executive Manager,  
Transportation and Natural Resources  
P.O. Box 1748  
Austin, Texas 78701



§ EXHIBIT A: METES AND BOUNDS DESCRIPTION OF PROPERTY