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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2010-0036.4A

Z.A.P. DATE: January 7, 2014

SUBDIVISION NAME: Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat

AREA: 18.96 acres

LOT(S): 84 total lots

OWNER/APPLICANT: CRVI Raceway Holdings, L.P. (M. Clark) **AGENT:** CSF Civil Group (C. Potts)

ADDRESS OF SUBDIVISION: 4505 ½ Grand Avenue Parkway

GRIDS: M-39

COUNTY: Travis

WATERSHED: Gilleland and Rattan Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Single Family Residential (83 Small Lots), One Landscape Lot, and Public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the subdivision and both sides of the portion of Grand Avenue Parkway included within the plat boundaries.

DEPARTMENT COMMENTS: The request is for approval of the Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat. This final plat, which proposes to resubdivide lots 21 through 24 of the Northridge Acres No. 2 subdivision, is composed of 84 lots on 18.96 acres. Water and wastewater will be provided by the City of Austin.

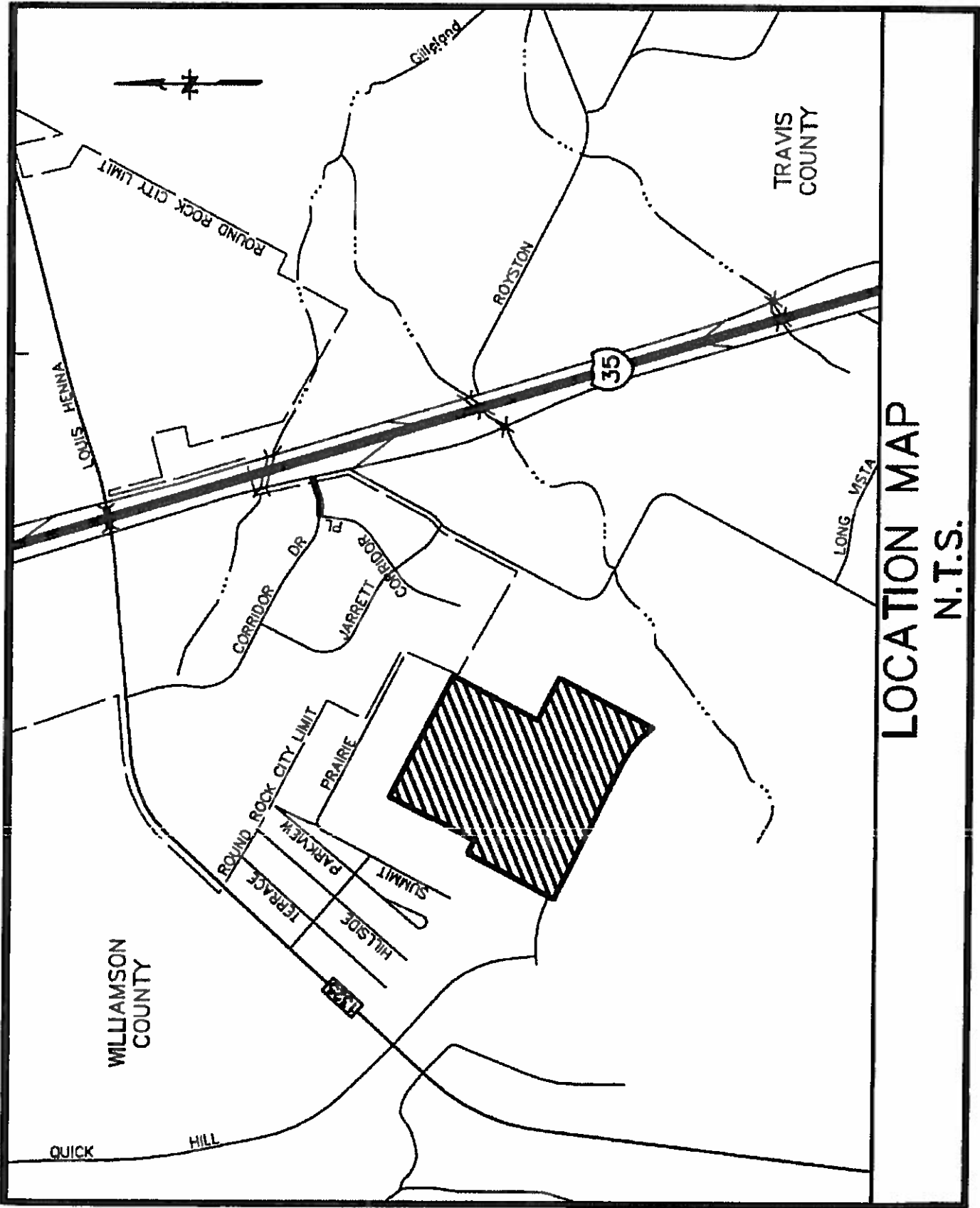
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision final plat, which meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: (512) 854-7563

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LOCATION MAP
N.T.S.

**RACEWAY SINGLE FAMILY SUBDIVISION
SECTION FOUR
(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.

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

DATE OF RECORDING	11/17/2013
BOOK	111
PAGE	1
DRIVING NAME	RACEWAY 4-DPC
SHEET	1 of 3

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LAND USE SUMMARY - BLOCKS 4-7, FAMILIES 1-4 (SECTION FOUR)

SECTION	ACRES
SECTION 1	61.45
SECTION 2	61.45
SECTION 3	61.45
SECTION 4	61.45
TOTAL	245.80

1:1 (ALL ACRES)

LEGEND

- 1/2" HIGH REBAR WITH WOUND TENSION PLATE (LUNDS METAL)
- ▲ 1/2" HIGH ALUMINUM W/ALUMINUM TUBES (LUNDS METAL)
- ▲ 1/2" HIGH ALUMINUM W/ALUMINUM TUBES (LUNDS METAL)
- ▲ 1/2" HIGH ALUMINUM W/ALUMINUM TUBES (LUNDS METAL)
- ▲ 1/2" HIGH ALUMINUM W/ALUMINUM TUBES (LUNDS METAL)
- ▲ 1/2" HIGH ALUMINUM W/ALUMINUM TUBES (LUNDS METAL)

NO.	SECTION	ACRES	OWNER	DATE
1	1	61.45
2	2	61.45
3	3	61.45
4	4	61.45
5	5	61.45
6	6	61.45
7	7	61.45
8	8	61.45
9	9	61.45
10	10	61.45
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REVISIONS

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SCALE OF FEET
 1" = 100'
 1" = 200'

THE STATE OF TEXAS !! KNOW ALL MEN BY THESE PRESENTS.

THIS CITY WATER SERVICE DISTRICT, A DELAWARE LIMITED PARTNERSHIP, BY WHOLE PRESIDENT, M. THOMAS... RACEWAY SINGLE FAMILY SUBDIVISION SECTION FOUR (A SMALL LOT SUBDIVISION) AND DOES HEREBY DEED TO THE PUBLIC USE ALL STREETS AND EASEMENTS SHOWN HEREIN...

BY M. THOMAS CLARK, PRESIDENT... THE CITY OF TEXAS... THE COUNTY OF TEXAS... WITNESSES: JAMES W. GIBSON, JR., CLERK OF THE COUNTY OF TEXAS...

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TEXAS, THIS 20th DAY OF OCTOBER, 2010.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT SECRETARY... CITY OF AUSTIN, TEXAS... DATE: 10/20/10

LAND SURVEYOR'S STATEMENT

I, JAMES W. GIBSON, JR., LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF TEXAS... I HAVE EXAMINED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TEXAS...

IN APPROVING THIS PLAN, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, HAS... THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, HAS REVIEWED AND APPROVED THIS PLAN...

STATE OF TEXAS... COUNTY OF TRAVIS... WITNESSES: JAMES W. GIBSON, JR., CLERK OF THE COUNTY OF TRAVIS... DATE: 10/20/10

GENERAL NOTES... 1. THIS SUBDIVISION IS A SMALL LOT SUBDIVISION... 2. ALL STREETS, DRIVEWAYS AND EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SUBDIVISION PLAN...

GENERAL NOTES (cont.)

3. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN AND LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS... 10. THE WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SERVICE ORDINANCES...

11. ELECTRIC SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN... 12. THIS SUBDIVISION SHALL BE DEeded IN ACCORDANCE WITH 21-2-223 OF THE LAND DEVELOPMENT CODE... 13. ALL CORNER LOTS SHALL BE A MINIMUM 4,000 SQUARE FEET...

14. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION ACCESSWAYS WHICH COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE CITY OF AUSTIN... 15. THE SUBDIVISION SHALL BE DEeded IN ACCORDANCE WITH 21-2-223 OF THE LAND DEVELOPMENT CODE...

16. THIS SUBDIVISION IS A SMALL LOT SUBDIVISION... 17. ALL STREETS, DRIVEWAYS AND EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SUBDIVISION PLAN... 18. THIS SUBDIVISION IS A SMALL LOT SUBDIVISION...



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

Administrative header information including drawing name (RACEWAY # DRG), sheet number (5 of 3), and date (10/20/10).

Handwritten number '5' and '10' in the top right corner of the page.

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