TRV
2 PGS
201100146

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE LAKES AT NORTHTOWN SECTION FIVE

OWNERS NAME: KB HOME LONE STAR, INC.

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2011124598

RETURN:

MICHAEL HETTENHAUSEN, TNR VIA INTEROFFICE MAIL

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 26, 2011 09:59 AM 201100146

GONZALESM: $65.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

PHOTOGRAPHIC MYLAR $65.00 August 26, 2011 20110146

THE LAKES AT NORTHTOWN SECTION FIVE

LAND USE SUMMARY: THE LAKES AT NORTHTOWN SECTION FIVE

TOTAL ACREAGE:		17.146 ACRES
STANDARD RESIDENTIAL LOTS		61 LOTS
OPEN SPACE, WATER QUALITY, DRAINAGE ESMT, PUBLIC UTILITY ESMT, LANDSCAPE, DRAINAGE ACCESS		2 LOTS
DENSITY		3.558 UNITS PER ACRE
NUMBER OF BLOCKS		3 BLOCKS
TOTAL LOTS:		63
RESIDENTIAL LOTS IN NORTHTOWN MUD		46
RESIDENTIAL LOTS IN CITY OF AUSTIN LIMITS		15
AREA WITHIN NORTHTOWN MUD		(13.418 ACRES)
AREA WITHIN CITY OF AUSTIN LIMITS		(3.712 ACRES)
AREA W/ THIN RIGHT OF WAY		(2.287 ACRES)

SUBMITTAL DATE: 06/14/2011

PUBLIC STREET NAME	LENGTH	ROW WIDTH
LAKE VICTOR DRIVE	340'	50'
STRICKLING DRIVE	1259'	50'
FAIRLAND DRIVE	145'	50'
STUB STREET	149'	50'
TOTAL	1893'	

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C501	03°22'38"	1085.00	64.19	S25°54'21"W	64.18
C502	07°36'05"	1049.00	139.17	S17°40'09"W	139.07
C503	01°06'17"	525.00	10.12	S06°06'47"E	10.12
C504	32°46'01"	525.00	300.24	N10°49'22"E	296.17
C505	4°14'13"	275.00	20.61	N03°35'16"E	20.03
C506	196°09'35"	50.00	182.46	N73°02'57"E	99.86
C507	48°17'24"	25.00	21.07	S38°00'57"E	20.45
C508	89°58'21"	15.00	23.55	S77°51'10"E	21.21
C509	90°01'39"	15.00	23.57	S12°08'50"E	21.22
C510	48°11'23"	25.00	21.03	S68°15'21"E	20.41
C511	186°22'46"	50.00	162.65	S17°09'39"E	99.86
C512	48°11'23"	25.00	21.03	S53°56'02"W	20.41
C513	90°00'00"	25.00	39.27	N17°09'39"W	35.36
C514	90°04'12"	25.00	39.30	S72°48'15"W	35.38
C515	33°19'47"	475.00	276.31	S11°06'15"W	272.43
C516	04°07'47"	525.00	37.84	N03°39'45"W	37.83
C517	05°14'04"	525.00	47.96	N01°11'11"E	47.96
C518	05°14'04"	525.00	47.96	N06°25'15"E	47.96
C519	05°14'04"	525.00	47.96	N11°39'19"E	47.96
C520	05°14'04"	525.00	47.96	N16°53'24"E	47.95
C521	05°14'41"	525.00	48.06	N20°07'46"E	48.04
C522	02°10'58"	525.00	20.00	N22°50'36"E	20.00
C523	00°16'17"	525.00	2.49	N21°04'14"E	2.49
C524	48°17'01"	50.00	42.14	N04°06'40"E	40.90
C525	43°00'03"	50.00	37.53	N49°48'12"E	36.65
C526	32°56'55"	50.00	28.75	N87°43'41"E	28.36
C527	61°56'36"	56.00	54.04	S44°50'04"E	51.45
C528	17°03'15"	50.00	14.88	N78°10'35"E	14.83
C529	49°58'53"	50.00	43.62	S66°18'21"E	42.25
C530	76°53'36"	50.00	67.10	S04°52'06"E	62.18
C531	42°27'02"	50.00	37.05	S54°48'13"W	36.20
C532	4°57'22"	25.00	20.12	S62°58'53"W	19.58
C533	02°04'01"	25.00	0.90	S28°52'21"W	0.90
C534	06°29'10"	475.00	53.77	S24°31'53"W	53.74
C535	09°04'19"	475.00	75.21	S16°44'48"W	75.13
C536	08°53'09"	475.00	73.67	S07°46'04"W	73.59
C537	08°53'09"	475.00	73.67	S01°07'04"E	73.59

NUMBER	DIRECTION	DISTANCE
L501	S2°53'19"W	20.47'
L502	S2°750'21"W	10.00'
L503	N2°750'21"E	10.00'
L504	S08°53'48"E	53.47'
L505	N07°17'55"W	67.07'
L506	S86°47'59"E	55.91'
L507	S28°17'56"E	38.78'
L508	S27°50'21"W	45.00'
L509	S27°50'21"W	64.98'
L510	S08°53'48"E	41.02'

VICINITY MAP (N.T.S.)

LEGEND

- 1/2" IRON REBAR FOUND (unless noted)
- 1/2" IRON REBAR W/CAP STAMPED "LANDESIGN" SET (unless noted)
- CONCRETE MONUMENT SET
- CALCULATED POINT
- B.L. BUILDING LINE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- OPEN SP OPEN SPACE
- PA PEDESTRIAN ACCESS
- SIDEWALK
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- CEF CRITICAL ENVIRONMENTAL FEATURE SET BACK
- ETE ELECTRIC & TELECOMMUNICATION EASEMENT
- WQTZ WATER QUALITY TRANSITION ZONE
- CWQZ CRITICAL WATER QUALITY ZONE

SCALE IN FEET 100 50 0 100 NORTH

AUSTIN CITY LIMITS
COA 2-MILE ETJ/NORTHTOWN MUD

LAKES AT NORTHTOWN SECTION FOUR DOC# 201000092 O.P.R.T.C.T.

LAKE VICTOR DRIVE (50' R.O.W.)

STRICKLING DRIVE (50' R.O.W.)

FAIRLAND DRIVE (50' R.O.W.)

SCOBEE STREET (50' R.O.W.)

MATCH LINE

AMENDED PLAT OF LAKES OF NORTHTOWN SECTION ONE DOC# 200500061 O.P.R.T.C.T.

10' INGRESS & EGRESS EASEMENT DOC. NO. 2005206509, O.P.R.T.C.T.

BLOCK A, BLOCK C, BLOCK G, BLOCK H

WATER LINE EASEMENT DOC. # 200616466 & 200616962, O.P.R.T.C.T.

0.477 ACRE EASEMENT & RIGHT-OF-WAY DOC. NO. 2007096341, O.P.R.T.C.T.

1.055 ACRES WASTEWATER EASEMENT DOC. # 2006174858

SCI COLORADO FUNERAL SERVICES, INC. [29.705 ACRES] 12485/0454 R.P.R.T.C.T.

REMAINDER OF TRACT NO. ONE PERPETUAL GARDENS OF AUSTIN, INC. [52.16 ACRES] 9345/727 D.R.T.C.T.

10' ELECTRICAL EASEMENT DOC. #2011065312 O.P.R.T.C.T.

TRACT ONE EXHIBIT "A" SEALY HEATHERWILDE, LP [15.98' ACRES] DOC. NO. 2000101898 O.P.R.T.C.T.

SEALY HEATHERWILDE, LP [43.806 ACRES] DOC. NO. 2000101898 O.P.R.T.C.T.

TRACT 1 (9.628 ACRE) 2007205044 TRAVIS COUNTY O.P.R.T.C.T.

TRACT 2 (9.309 ACRE) 2007205044 TRAVIS COUNTY O.P.R.T.C.T.

REMAINDER OF EXHIBIT "A-2" TRACT TWO [91.1530 ACRES] NEW WELLS POINT PARTNERS, LTD DOC. NO. 1999048435 O.P.R.T.C.T.

2.015 ACRES OPERATION SITE DOC. # 2007096451 O.P.R.T.C.T.

0.116 ACRES DRAINAGE & LATERAL SUPPORT EASEMENT 2008/1402 O.P.R.T.C.T.

15' SANITARY SEWER EASEMENT VOL. 9794, PG. 918, R.P.R.T.C.T.

30' WATER LINE EASEMENT DOC. NO. 1999058162, O.P.R.T.C.T.

100 YEAR FULLY DEVELOPED FLOOD PLAIN

LANDSCAPE/DRAINAGE ACCESS 5.602 ACRES

WATER LINE EASEMENT DOC. # 2006164656 & 2006169812 O.P.R.T.C.T. 1.391 ACRES

15' SANITARY SEWER ESMT VOL. 9794, PG. 918, R.P.R.T.C.T.

ETJ/NORTHTOWN MUD

COA 2-MILE

AUSTIN CITY LIMITS

C8J-06-0041.6A

PROJECT NAME:	HOWARD LANE
JOB NUMBER:	011-06-009
DATE:	06/14/2011
SCALE:	1"=100'
DRAWING FILE PATH:	L:\LONGARO & CLARKE\HOWARD LANE\DWGS
FIELDNOTE FILE PATH:	
RPLS: JB	TECH: HAS PARTYCHIEF:
CHECKED BY: JB	FIELDBOOKS:
DRAWING NAME:	NORTHTOWN 5
SHEET	1 of 2

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

20110146

STATE OF TEXAS }{
COUNTY OF TRAVIS }{

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME LONE STAR, INC., OWNER OF THAT 17.146 ACRES, BY DEED RECORDED IN DOCUMENT NO. 2010121407 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH KB HOME LONE STAR, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, DO HEREBY SUBDIVIDE 17.146 ACRES LOCATED IN THE L.C. CUNNINGHAM SURVEY NUMBER 68, ABSTRACT 163, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE CITY OF AUSTIN CODE, TO BE KNOW AS "LAKES AT NORTHTOWN SECTION FIVE" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

OWNER: KB HOME LONE STAR, INC., A TEXAS LIMITED PARTNERSHIP

BY: KB HOME LONE STAR, INC., A TEXAS CORPORATION,
GENERAL PARTNER

JOHN ZINSMEYER, VICE PRESIDENT
10800 PECAN PARK BOULEVARD #200
AUSTIN, TEXAS 78758

STATE OF TEXAS }{
COUNTY OF TRAVIS }{
NOTARY'S STATEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 1st DAY OF August 2011

Michelle Lackey
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Michelle Lackey

MY COMMISSION EXPIRES: 7-3-14

MICHELLE LACKEY
NOTARY PUBLIC STATE OF TEXAS
07-03-2014

LAND SURVEYOR'S STATEMENT

I, JOSEPH BEAVERS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE AUSTIN CITY CODE OF 2003, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

14 JUNE 11
DATE

JOSEPH BEAVERS, R.P.L.S. NO. 4938
LANDESIGN SERVICES, INC.
555 ROUND ROCK WEST DRIVE
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681
(512) 238-7901

STATE OF TEXAS
REGISTERED
JOSEPH BEAVERS
4938
PROFESSIONAL
LAND SURVEYOR

I, ALEX G. CLARKE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2003, AS AMENDED. THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS PLAT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0270H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

6/21/2011

ALEX G. CLARKE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65100
LONGARO & CLARKE, INC.
7501 NORTH CAPITAL OF TEXAS HIGHWAY
BUILDING A, SUITE 250
AUSTIN, TEXAS 78731
F-0544

STATE OF TEXAS
ALEX G. CLARKE
65100
LICENSED
PROFESSIONAL ENGINEER

NOTES:

1. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

2. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

6. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.

7. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

8. SIDEWALK NOTE: PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE FINAL PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

9. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

10. WATER DISTRIBUTION AND WASTEWATER COLLECTION SERVICES ARE TO BE PROVIDED BY NORTHTOWN MUNICIPAL UTILITY DISTRICT.

11. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED June 30, 2011, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. # 2011124544, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.

13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

14. TEN FOOT PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W.

15. TXU HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.

16. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE TXU WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS.

17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.

18. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE TXU'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

19. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES.

20. PARKLAND DEDICATION AND FEES WILL BE SATISFIED THROUGH NORTHTOWN MUD WITH EACH INDIVIDUAL LOT.

21. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE NORTHTOWN MUD WATER AND WASTEWATER UTILITY SYSTEM.

22. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

23. BENCHMARK: VERTICAL DATUM: ALL ELEVATIONS ARE NAVD 88 AND WERE DERIVED USING GPS STATIC SURVEY METHODS.
REFERENCE VERTICAL CONTROL – LCRA HARN GPS CONTROL STATION "WC02"; TXDOT AUSTIN CORS STATION "TXAU"; CITY OF AUSTIN BM "E214"

TBM#2 (FB 98/51) – 1/2" X 3' GALVANIZED IRON ROD SET IN CONCRETE. THE ROD PROTRUDES ± 0.10 FEET ABOVE GRADE.
LAT. = 30°25'46.92" N (NAD 1983)
LONG.= 97°39'47.74" W
ELEVATION = 759.02' NAVD 88

TBM#3 (FB 98/51) – 'X' SET ON CONCRETE AT THE NW CORNER OF A STORM SEWER AREA INLET IN CONCRETE PARKING/LOADING AREA ; 15' SW OF A LIGHT POLE; 65' SE OF A UTILITY POLE; 2.5' SOUTH OF CURB;
TO REACH: FROM THE INTERSECTION OF IH35 AND HOWARD LANE – TRAVEL EAST ON E HOWARD LN FOR .5 MILE; TURN LEFT INTO COMMERCIAL COMPLEX (AMD); TRAVEL ALONG THE WEST SIDE OF THE COMPLEX TO THE NORTHWEST END OF THE COMPLEX.
LAT. = 30°25'31.90" N
LONG.= 97°39'42.25" W
ELEVATION = 755.90' NAVD 88

NOTES: cont.

24. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE RESTRICTIVE COVENANT RECORDED AS DOCUMENT NUMBER 2007053242 O.P.R.T.C.

25. HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN DOCUMENT NUMBER 2007053242 O.P.R.T.C.

26. WATER QUALITY TREATMENT FOR THIS SUBDIVISION IS PROVIDED BY WATER QUALITY FACILITIES CONSTRUCTED WITH THE LAKES OF NORTHTOWN SECTION 1, C8J-06-0041.1B.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 2nd DAY OF August 20 11, AD.

Cesar Zavala FOR
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW

THIS SUBDIVISION IS LOCATED IN THE FULL PUROSE AND 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THIS THE 3rd DAY OF August, 20 11, AD.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 3rd DAY OF August, 20 11.

Betty Baker
BETTY BAKER, CHAIRPERSON

Greg Bourgeois
GREGORY BOURGEOIS, SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS ("THE IMPROVEMENTS") TO THE COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENT FOR MAINTENANCE OR TO RELEASE FISCAL SURETY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR THE FILING OF THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

STATE OF TEXAS }{
COUNTY OF TRAVIS }{

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 26th DAY OF August 20 11, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 26th DAY OF August, 20 11, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

Gillian Porter
DEPUTY
G. Porter

STATE OF TEXAS }{
COUNTY OF TRAVIS }{

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF August, 20 11, A.D. AT 2:38 O'CLOCK PM., OF SAID COUNTY AND STATE IN DOCUMENT NO. 20110146, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 26th, DAY OF August, 20 11, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

Michael P. Gonzalez
DEPUTY
Michael P. Gonzalez

C8J-06-0041.6A

LANDESIGN SERVICES, INC.
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

THE LAKES AT NORTHTOWN SECTION FIVE

PROJECT NAME: HOWARD LANE	
JOB NUMBER: 011-06-009	SCALE: 1"= 100'
DATE: 06/14/2011	
DRAWING FILE PATH: L:\LONGARO & CLARKE\HOWARD LANE\DWGS	
FIELDNOTE FILE PATH:	
RPLS: JB	TECH: HAS / PARTNCHEF:
CHECKED BY: JB / DIE BROOKS	

DRAWING NAME
NORTHTOWN 5

SHEET
2 of 2

PHOTOGRAPHIC MYLAR