SUBDIVISION REVIEW SHEET

CASE NO.: C8J-06-0041.5A **Z.A.P. DATE:** July 6, 2010

SUBDIVISION NAME: Lakes at Northtown Section Four Final Plat

AREA: 12.929 acres **LOT(S)**: 68 total lots

OWNER/APPLICANT: Hanna/Magee LP #1 (B. Magee)

AGENT: Longaro & Clarke, Inc.

(A. Clarke)

ADDRESS OF SUBDIVISION: East Howard Lane

GRIDS: N-35, N-36 COUNTY: Travis

WATERSHED: Harris Branch **JURISDICTION:** 2-Mile ETJ

EXISTING ZONING: County <u>MUD</u>: Northtown MUD

PROPOSED LAND USE: Single Family Residential and Public ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the subdivision.

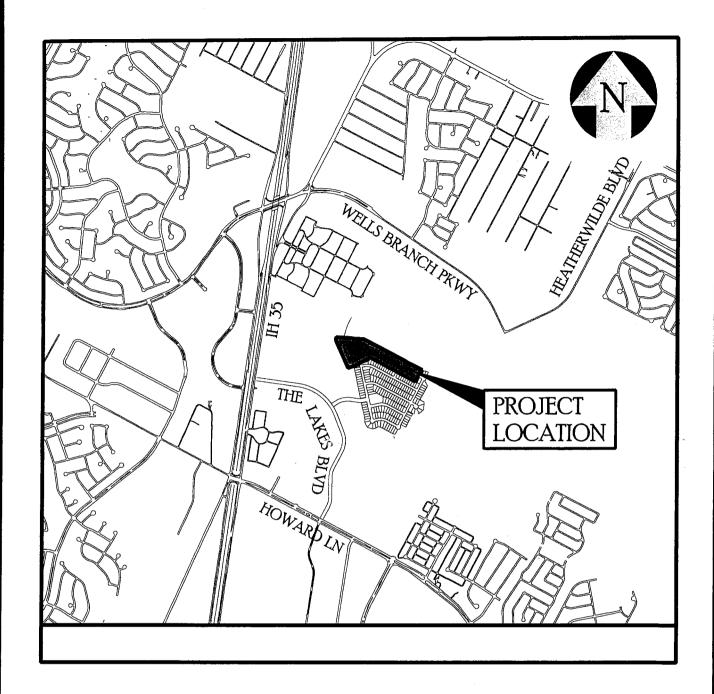
<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Lakes at Northtown Section Four Final Plat. The proposed subdivision is composed of 68 total lots on 12.929 acres. Water and wastewater will be provided by the Northtown Municipal Utility District.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This plat meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen **PHONE:** 854-7563

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

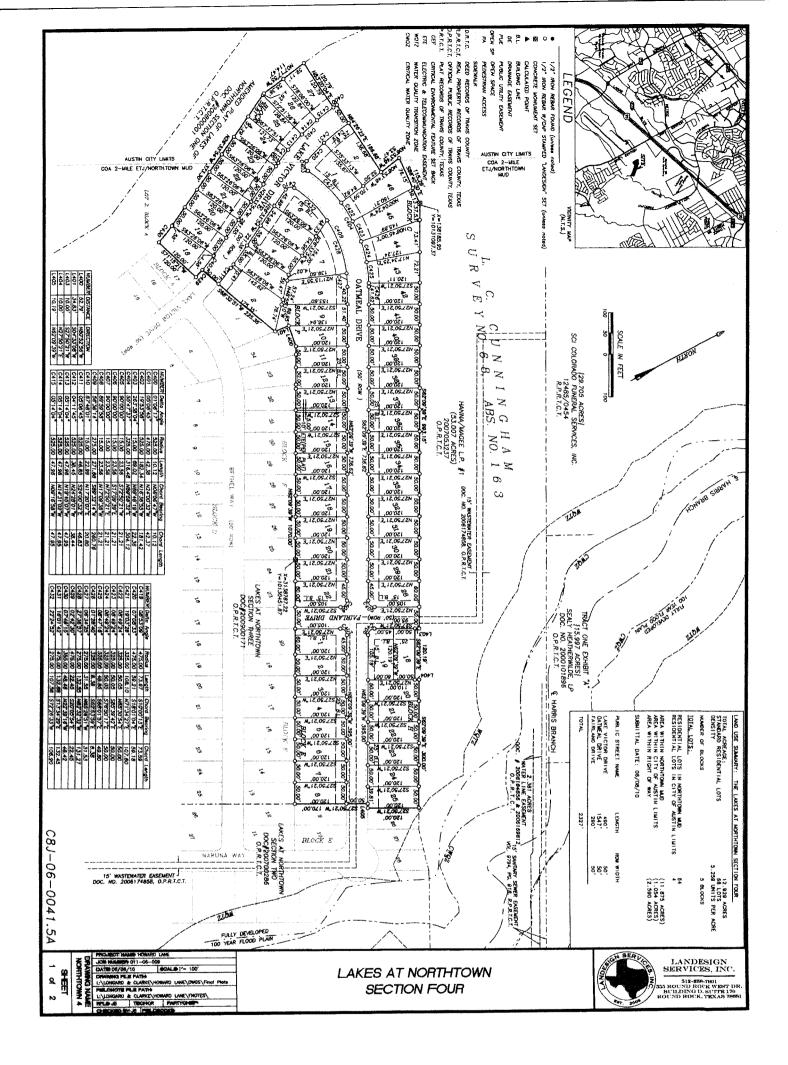


THE LAKES AT NORTHTOWN SECTION FOUR



Land Development Stormwater Management Water Resources
7501 North Capital of Texas Highway Building A. Suite 250 Austin, Texas 78731
(512) 306–0228 ~www.LongaroClarke.com~(512) 306–0338 fax

CONTRACTOR AND MANAGEMENT



COUNTY OF TRAVIS STATE OF TEXAS · ===

NOW ML US) BY THESE PRESENTS. THAT HANALALIZE LP \$1, DWISTO OF THAT \$1,007 ACRES. BY DEED RECORDED IN DOCUMENT IN ADMINISTRATION OF THAT SECRET SET THAT HANALALIZE DF \$1, WELL, A TEXAS DEPORTATION, ITS COUNTY, EDITOR, A TEXAS DEPORTATION, ITS COUNTY AND THAT AND T

WHER: HANNA/MAGEE L.P. #1, A TEXAS LIMITED PARTNERSHIP HANNA/MAGEE GP M. INC., A TEXAS CORPORATION, GENERAL PARTNER

E J. MAGEE, PRESIDENT つるし

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

BEFORE LEE, THE UNDESCRIED MUTHERITY ON THIS DAY PERSONALLY APPEARED BLACE LA MACE.

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PRINTED HAME. THYNY FECOLULY.



LAND SURVEYOR'S STATEMENT

ANT T. FREDERICX
ANT T. FREDERICX
AND 19, 2014

I, LOSSPH BEAVES, AM MITCHAZED HORSE HE LAWS OF HE STATE OF TEXAS TO PRACTICE HE PROTESSION OF SIMPLYMENT AND DIFFER CORPITATION THAT IT HIS ALT COMPLIES WITH THE SIMPLY RELATED PORTIONS OF TITLE 30, OF HE MISTIN DITY CORE OF 2003, AS MEDICED, AND TO THE BEST OF LY NOWNERDED IS THE MOD CORRECT AND MAS PREPARED FROM MY ACTUAL SUPPLY OF THE PROPERTY MADE ON THE CROCKING UNDER MY SUPPERVISION.



ASSEM REVERS, RPLS, NO. 4926

AND SERVICES, INC. 152 ROUND ROOK REST DRIVE

BLUIDING D. SUITE 170

OMD ROOK, TEXAS 78881

112) 238-7901 BUNK 10



4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY DWNER OR HIS/HER ASSIGNS. 2. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. I. WATERSHED STATUS — THIS SUBDIVISION IS LOCATED IN THE HARRIS BRUNCH WATERSHED, WHICH CLASSIFED AS SUBURBAN AND IS SUBJECT TO CHAPTER 30—5 AFTICLE 8, RECARDING WATER QUALITY. s. No objects, including but not limited to buildings, fences, landscaping or other structures are permitted in any drainage (asements, except as approved by the city of Austin and trayis county. A PROPERTY OWNER OR HIS/MER ASSIGNS SHALL PROVIDE FOR ACCESS 10 THE DRAMAGE ASSIGNED AND AUGUSTUS BY THE CITY OF AUSTIN MOPOOR TRAVES COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEADNT.

7. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS. IN THE OWNER OF THIS SUBDIVISION AND HIS OR HER SLOCESSORS AND ASSINGS, ASSINGS, REPORTED THE THE ANALYSING CONSTRUCTION OF SEEDINGSON HEROPORTED THE AND COURT WITH APPLICABLE CODES AND RECURREMENTS OF THE CITY OF AUSTIN, THE OWNER HOUGHERY NOS AND ACKNOWLEDGES THAT RELATIVE AND OR REPORTED AT YES REPORTED. AT THE OWNERS SUB-CREMENT, E. PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COUNTY WITH SUCH CODES AND RECOURDED HIS SUBDIVISION DO NOT COUNTY WITH SUCH CODES AND RECOURDED HIS SUBDIVISION DO NOT COUNTY WITH SUCH CODES AND RECOURDED HIS SUBDIVISION DO NOT COUNTY WITH SUCH CODES AND

A LL WATE AND WISTEMITS SISTIA MIPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WIT THE OTH OF AUSTIM MATER AND MISTEMINES STETLA DESAY CHITEMIS AND SECRECATIONS.
ALL WATER AND MISTEMISTE PLANS MUST BE PRESENTED TO THE AUSTIM WATER UTILLY FOR RECEIVED AND THE AUSTIM WATER THE OTHER CHITEMIST AND MISTEMISTED CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIMALET.

10. DEEPTION NOTE, PROR TO DEPLOPMENT OF THIS SUBJUNSON, DRIBING PLANS MIL BE HELD SUBJUITED TO CITY OF AUSTIN AND TRAVIS COMMITY FOR REPORT, RANGET SHALL RUNGET SHALL BE HELD TO THE AMOUNT EXISTING AT UNDENDLOPED STATUS BY PONDING OR OTHER APPROVED METHODS. 11. WATER DISTRIBUTION AND WASTEWATER COLLECTION SERVICES ARE TO BE PROVIDED BY NORTH-TOWN MUNICIPAL UTILITY DISTRICT. 9. SORWLY MOTE: PUBLIC SDEWLYS, BUILT TO CHT OF ALSTM STANDEDS, ARE REQUIRED, AND ASS SHOWN BY A DOTTED LINE ON HE FACE OF THE FAUL PLAT, FINESS SDEWLYS SHALL BE IN JULKE TROUBLE THE GOODSTRUCT THE REQUIRED SDEWLYS MAY RESULT IN THE WINDEDWIS OF CHEMICALTS AS CONCEINED, BUILDING PERMITS, OR UTILITY COMPANY.

12. THIS SHEDWINGON PLAT WAS APPRICED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF SHEETE IN 40 OFFERS SHEWNING HE PROPORTIONED, PRESIDENT OF ACRES OF A SHEWNING CONSTRUCTION ACCESSION. THE REPORT HE SUBDIVINES AND THE CITY OF ACSISTANCES AND ACCESSION. THE SHEWNING IS RESPONSIBLE FOR HE CONSTRUCTION OF THE SHEWNING ACCESSION. THE SHEWNING HE SHEWNING AND ACCESSION OF THE SHEWNING ACCESSION OF THE SHEWNING ACCESSION OF THE SHEWNING AND ACCESSION OF THE SHEWNING ACCESSION 18. TIDL HAS THE ROAT TO PRIME AND/OR READINE REES, SHABBERY, AND OTHER OSSTRUCTIONS TO THE EXTENT RESISTANCE TO THE CASTENING CLEAR. THE WORK IN COMPULACE WITH CHAPTER SO-5 OF LICE, SUBCHAPTER B, OF THE OTY OF AUSTIN CHAP DEVELOPMENT CODE. 15. TEN FOOT PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. 14. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. erosiny sedulentation controls are required for all construction of each 107. Liding Space family and duplex construction, pursulant to chapter 30 of LDC section 5-181, and the dankomaevial criteria handal.

IT THE OWNER! / DEVELOPER OF THIS SERDINGRIM! / LOT SHALL PROVED TOW WITH ANY EXSURENTS AND / OR ACCESS REQUESTAL MODIFICATION OF THE STATIANTS AND MICHAEL MANAGEMENT OF THE STATIANTS AND MICHAEL MANAGEMENT OF THE STATIANTS AND MICHAEL MANAGEMENT AND EXCENSE AND MICHAEL TO THE BURNING AND WITH THE LOCATED OF ASSEMENT AND FROM THE STATIANT AND MICHAEL THE STATIANT OF THE CONTROL ASSEMENT AND THE STATIANT AND MICHAEL WITH CALIFFER 30-5 OF LOC. OF THE CITY OF AUSTRAL MANAGEMENT AND ASSEMENT AND THE CITY OF T

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

184/2 (F9 96/5) $-1/2^{\circ}$ x 3' G-LWANZED IRON ROO SET IN CONCRETE. THE ROO PROTRIDES OF THE TRANSPORT (AND 1983) SEENATION = 79:30.31", 14" (NOO 1983) SEENATION = 79:30.31", 14" (NOO 1983) 23. TRANS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIGR TO ANY SITE DEVELOPMENT. 22. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE NORTHTOWN MUD WATER AND WASTEWATER UTILITY SYSTEM. 20. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR LANGSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES. IS THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TRANSPART ETOCOMY CONTROL AND INFORMATION AND THE PROTECTION AND AND THE PROTECTION AND AND THE PROTECTION AND AND THE PROTECTION AND AND THE PROPOSED OF PROCEED THE SECONDARY OF THE PROCESSED OFFICE DECEMBER SHALL BE TO THE PROCESSED OFFICE DECEMBER SHALL BE CONTROLLED TO THE PROCESSED OFFICE DECEMBER SHALL BE CONTROLLED TO THE OWNERS SHALL INCLUDE TOJS WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROCESSED. AL RENOWLARY, METROL. DITUM: ALL ELEWTONS ARE NAVO 88 MID WERE DERINED USING DES STATO SURROY METROLA. DITUM: ALL ELEWTONS ARE NAVO 88 MID WERE DERINED USING DES STATON TAUL! COTY 06 MUSTIN AU TEZIA* STATON TAUL! COTY 06 MUSTIN AU TEZIA* 21. PARKLAND DEDICATION AND FEES WILL BE SATISFIED THROUGH NORTHTOWN MUD WITH EACH INDIVIDUAL LOT.

THE MAY (FO 80)(43) — "X SET ON CONCRETE AT THE MIN CONNERS OF A STORM SENSE ARCH, MET II CONCRETE PARKING/DUMBNO ARCH, II S SWO FA A LIGHT PACE, 25 STO FA LIGHT PACE, 25 STORM FOUND ARCH PACE, 25 STO

ALD430

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS.

CREG CUDRUSEY, DIRECTOR PLANNING AND DEVELOPMENT REVIEW

THIS SUBDIVISION IS LOCATED IN THE 2—WILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THIS THE _______ DAY OF ______, 20_____ AD.

BETTY BAKER, CHAIRPERSON SECRETARY

THE OMERSY) OF THE SUBDIVISION SHALL CONSTRUCT HE SUBDIVISION'S STREET HAD DUBNING WHITE CONTROL OF THE CHAPTY TO THE CHAPT STRONGES & MODEL FOR THE CHAPTY TO ACCEPT HE PUBLIC WHERDSHEDS THE WANTESHANCE OF THE EXECUTION STREET PROFISED TO SCIURE THAT BE PROPOSEDIST. TO SCIURE THE WANTESHANCE OF THE WHITE SHALL STREET THE CHAPTY IN THE WANTESH STREET THE WANTESHANCE SHALL THE PROPOSEDIST. THE WANTESHANCE SHALL STREET SHALL STREET TO SCIURE SHALL CONSTRUCTION IS A CONTRIBUTION SHALL OF THE CHAPTY SHALL SHAL

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONESS COMPT FOR THE FILING OF THE SUBSCILLENT ACCESSTANCE FOR WATERWAYE BY THANGS COMPT, DUCKS, OF DUCKS AND STREETS NITES SUBMISSION DOES NOT OBMOUNT TO WATERLY STREET HAVE SONS ON DEED MAIL STOP SIGNS AND YELD SONS, WHICH IS COMPORED SONS SUPPLAY SEED MAIL STOP SIGNS AND YELD SONS, WHICH IS COMPORED TO BE PLAT OF THE EXPELIENCES CONSTRUCTION.

WINESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ______ DAY OF _______ 20_____ A.D. I, DANA DEREMUNDER, CLERK OF THE COMPITY COURT, OF TRANS COURTY, TEXAS, DO MEERS PERFEY THAT ON THE COMMISSIONED SOURCE OF THAT ON THE COMMISSIONED COURT OF THAT SOURCE AUTHORITIES OF SHOT COURT. OF THAT SOURCE OF THIS FLAT, AND THAT SHOT DOUBLE OUT OF THE SEAT, AND THAT SHOT DOUBLE OUT OF THE SEAT, AND THAT SHOT DOUBLE, THE MAN COURT. DANA DEBEAUVOIR, COUNTY CLERK TRANS COUNTY, TEXAS.

WITHESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ______ DAY OF ______ 20____ A.D. STATE OF TRAVES !! !! ALNASO

NOTES: cont

26. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS ADJIFER RECHARGE ZONE.
27. HOMEDIMMERS ASSOCIATION BYLAMS ARE RECORDED IN DOCUMENT NUMBER 2007053242 O.P.R.T.C. 25. This subdivision is subject to the texas of the restrictive covenant recorded as document number 2007083242 o.p.r.t.c. 28. WATER QUALITY TREATMENT FOR THIS SUBDIVISION IS PROVIDED BY WATER QUALITY FACILITIES CONSTRUCTED WITH THE LAKES OF NORTH-FOWN SECTION 1, CBJ--06--0041,18.

LANDESIGN SERVICES, INC. 512-238-7801 55 ROUND ROCK WEST D ROLDING D, SUITE 179 OUND ROCK, TEXAS 780

LAKES AT NORTHTOWN SECTION FOUR

NORTHTOWN 4

C8J-06-0041.5A

SHEET 2 of 1