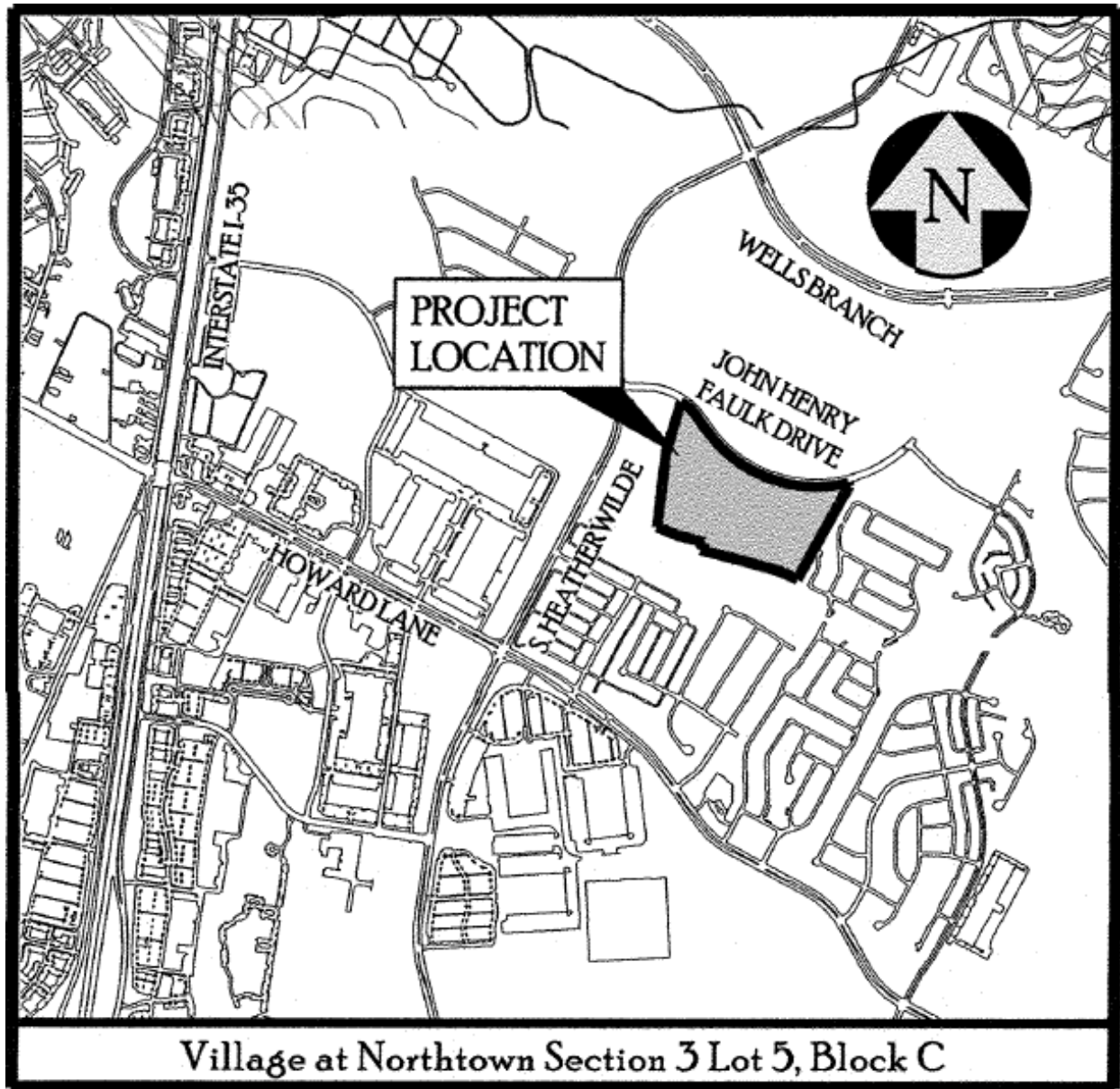


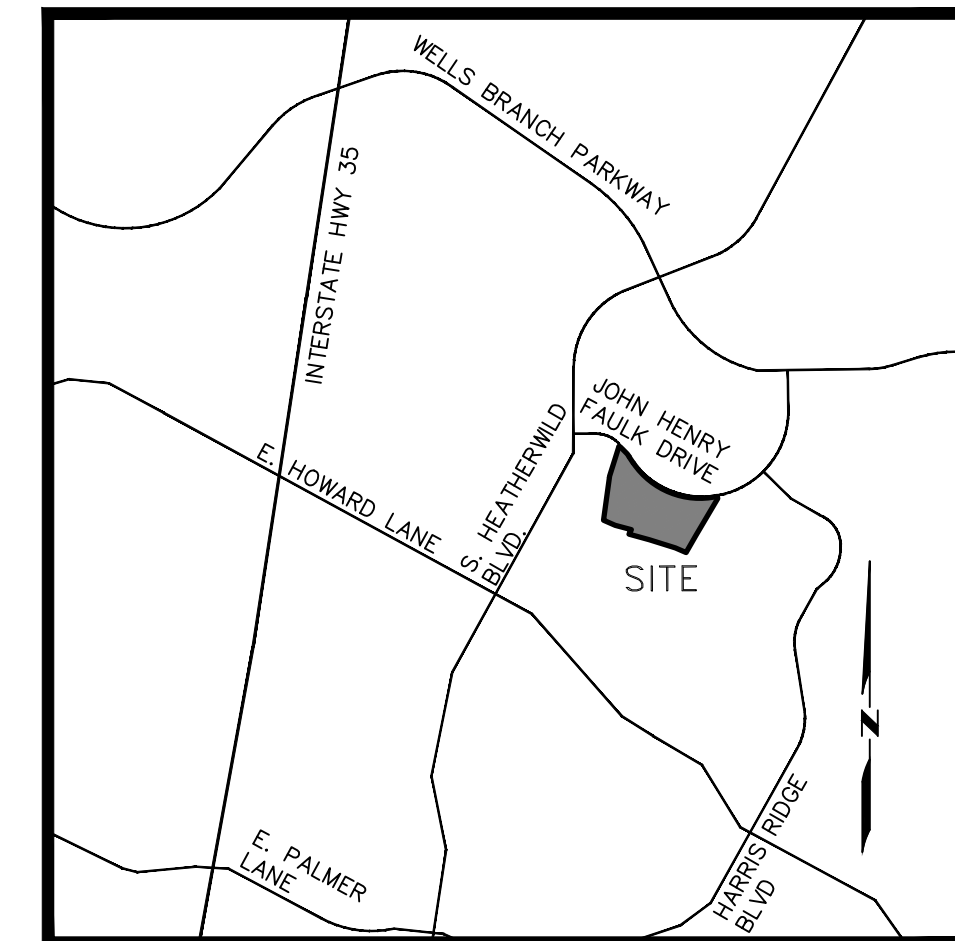
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0203.1A**P.C. DATE:** 9/25/18**SUBDIVISION NAME:** Village at Northtown Section 3 Resubdivision of Lot 5 Block C**AREA:** 36.69 acres**LOT(S):** 151**OWNER/APPLICANT:** Village at Northtown, Ltd. (Clifton Lind)**AGENT:** LJA Engineering, Inc. (Walter Hoysa)**ADDRESS OF SUBDIVISION:** John Henry Faulk Rd (currently under construction)
closest to 15000 Harris Ridge Blvd.**GRIDS:** N-35**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Joint Use Access Easement, Landscape,
Amenity**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Village at Northtown Section 3 Resubdivision of Lot 5 Block C consisting of 151 lots on 36.69 acres. Water and wastewater will be provided by the Northtown MUD.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytexas.gov

**Village At Northtown Section 3
Resubdivision of Lot 5 Block C Final Plat
Location Map**



VILLAGE AT NORTHTOWN, SECTION THREE RESUBDIVISION OF LOT 5, BLOCK C, A SMALL LOT SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOME BUYERS



VICINITY MAP
(NOT TO SCALE)

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.

LAND DESIGN
SERVICES, INC.
512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

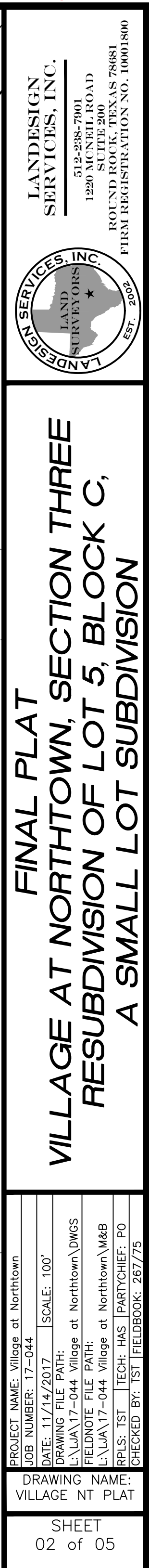


FINAL PLAT
VILLAGE AT NORTHTOWN, SECTION THREE
RESUBDIVISION OF LOT 5, BLOCK C,
A SMALL LOT SUBDIVISION

PROJECT NAME: Village at Northtown
JOB NUMBER: 17-044
DATE: 11/14/2017 SCALE: 100'
DRAWING FILE PATH:
L:\JUA\17-044 Village at Northtown\DWGS
FIELDNOTE FILE PATH:
L:\JUA\17-044 Village at Northtown\M&B
RPLS: TST TECH: HAS PARTYCHIEF: PO
CHECKED BY: TST FIELDBOOK: 267/75

DRAWING NAME:
VILLAGE NT PLAT

SHEET
01 of 05



Line Table		
Line #	Direction	Length
L1	N62° 23' 40"W	126.88'
L2	N74° 48' 31"W	119.19'
L3	N73° 33' 06"W	16.24'
L4	N68° 55' 29"W	87.35'
L5	N10° 30' 59"E	20.00'
L6	N73° 35' 31"W	80.88'
L7	N16° 26' 04"E	61.72'
L8	S10° 30' 59"W	31.12'
L9	S09° 17' 48"W	18.08'
L10	N25° 35' 01"E	97.62'
L11	S25° 35' 01"W	97.66'
L12	S27° 36' 20"W	61.39'
L13	N62° 23' 40"W	126.88'
L14	N74° 48' 31"W	119.19'
L15	N73° 33' 06"W	30.19'
L16	N16° 26' 04"E	9.99'
L17	S73° 35' 31"E	80.91'
L18	N09° 17' 48"E	19.29'
L19	N27° 36' 20"E	114.79'
L22	N27° 27' 24"E	61.41'
L23	N26° 46' 54"E	23.89'
L24	N86° 43' 09"W	52.01'
L25	S71° 05' 06"W	85.57'
L26	S66° 37' 52"W	91.93'
L27	S73° 16' 25"W	100.93'
L28	S79° 54' 57"W	116.44'
L29	S86° 33' 39"W	139.69'
L30	N86° 47' 49"W	172.68'
L31	N80° 09' 16"W	149.85'
L32	N73° 30' 43"W	133.82'
L33	N66° 52' 10"W	124.64'
L34	N61° 53' 16"W	121.66'
L35	N61° 24' 59"W	121.30'
L36	N61° 24' 59"W	120.95'
L37	N61° 24' 59"W	120.76'
L38	N61° 24' 59"W	120.78'
L39	N61° 24' 59"W	119.90'
L40	N61° 24' 59"W	96.68'
L41	S31° 08' 00"E	80.96'
L42	S31° 08' 00"E	44.76'
L43	S31° 08' 00"E	49.75'
L44	S31° 08' 00"E	52.75'
L45	S31° 08' 00"E	57.65'
L46	S31° 08' 00"E	65.05'
L47	S31° 08' 00"E	1.27'
L48	S29° 05' 01"W	59.91'
L49	S29° 05' 01"W	56.24'
L50	S29° 05' 01"W	45.17'
L51	S29° 05' 01"W	8.15'
L52	S29° 05' 01"W	49.03'
L53	S29° 05' 01"W	40.84'
L54	S29° 05' 01"W	40.00'
L55	S29° 05' 01"W	23.31'
L56	S28° 33' 29"W	16.69'
L57	S28° 33' 29"W	40.00'
L58	S28° 33' 29"W	40.01'
L59	S28° 33' 29"W	40.00'
L60	S28° 35' 01"W	33.37'
L61	N28° 35' 01"E	40.00'
L62	N28° 35' 01"E	40.00'
L63	N28° 35' 01"E	40.00'
L64	N28° 35' 01"E	39.84'
L65	N28° 35' 01"E	2.33'
L66	N21° 04' 31"E	29.21'

Line Table		
Line #	Direction	Length
L67	N21° 04' 31"E	122.00'
L68	N21° 04' 31"E	122.00'
L69	N21° 04' 31"E	122.00'
L70	N19° 44' 07"E	122.12'
L71	S21° 04' 31"W	121.07'
L72	S21° 04' 31"W	121.07'
L73	S18° 19' 37"W	121.81'
L74	S17° 22' 25"W	125.45'
L75	S61° 24' 59"E	115.00'
L76	S61° 24' 59"E	115.00'
L77	S61° 24' 59"E	115.05'
L78	S61° 24' 59"E	115.70'
L79	S28° 35' 01"W	132.25'
L80	N28° 24' 37"E	86.71'
L81	S23° 35' 01"W	7.06'
L82	N27° 36' 20"E	6.31'
L83	S68° 55' 29"E	94.53'
L84	S68° 55' 29"E	34.33'
L85	S68° 55' 29"E	40.00'
L86	S68° 55' 29"E	20.20'
L87	S28° 35' 01"W	41.98'
L88	N28° 35' 01"E	52.61'
L89	N28° 35' 01"E	45.00'
L90	S28° 35' 01"W	45.00'
L91	S28° 35' 01"W	45.00'
L92	N28° 35' 01"E	41.70'
L93	N29° 24' 37"E	3.30'
L94	S28° 35' 01"W	45.00'
L95	N29° 24' 37"E	45.00'
L96	N29° 24' 37"E	38.40'
L97	S28° 35' 01"W	30.62'
L98	N68° 55' 29"W	40.00'
L99	N68° 55' 29"W	40.00'
L100	N68° 55' 29"W	40.00'
L101	N68° 55' 29"W	31.93'
L102	S68° 55' 29"E	52.64'
L103	N68° 55' 29"W	61.57'
L104	N68° 55' 29"W	40.00'
L105	S68° 55' 29"E	42.39'
L106	S68° 55' 29"E	40.00'
L107	N68° 55' 29"W	45.84'
L108	S68° 55' 29"E	40.00'
L109	N68° 55' 29"W	42.10'
L110	S68° 55' 29"E	53.49'
L111	N68° 55' 29"W	39.00'
L112	S15° 48' 40"W	119.50'
L113	S15° 48' 40"W	115.33'
L114	S15° 48' 40"W	111.16'
L115	S21° 04' 31"W	104.15'
L116	S21° 04' 31"W	96.70'
L117	N79° 29' 01"W	120.02'
L118	S89° 39' 32"W	74.53'
L119	S52° 09' 35"W	102.59'
L120	N88° 57' 42"E	112.97'
L121	S84° 09' 46"E	116.20'
L122	N81° 29' 21"E	112.85'
L123	N74° 00' 47"E	114.05'
L124	N68° 55' 29"W	36.19'
L125	N68° 55' 29"W	40.00'
L126	N68° 55' 29"W	11.16'
L127	N74° 11' 20"W	29.98'
L128	N74° 11' 20"W	45.00'
L129	N74° 11' 20"W	45.00'
L130	N74° 11' 20"W	73.14'

Line Table		
Line #	Direction	Length
L131	S79° 29' 01"E	59.40'
L132	S79° 29' 01"E	40.69'
L133	S79° 29' 01"E	57.01'
L134	S79° 29' 01"E	45.19'
L135	S79° 29' 01"E	45.19'
L136	S79° 29' 01"E	47.64'
L137	N79° 29' 01"W	155.88'
L138	N79° 29' 01"W	139.25'
L139	S14° 20' 25"E	44.08'
L140	S14° 33' 46"E	36.97'
L141	S06° 30' 24"E	30.26'
L142	S06° 30' 24"E	36.89'
L143	N03° 47' 07"W	78.41'
L144	N03° 47' 07"W	20.20'
L145	N06° 30' 24"W	20.32'
L146	S06° 30' 24"E	26.96'
L147	N03° 47' 07"W	58.21'
L148	N10° 30' 59"E	9.29'
L149	N10° 30' 59"E	10.71'
L150	S19° 18' 49"W	70.15'
L151	N73° 36' 13"W	95.93'
L152	S19° 18' 49"W	109.95'
L153	N73° 26' 28"W	40.05'
L154	S18° 54' 56"W	115.07'
L155	N71° 37' 41"W	40.60'
L156	S20° 35' 45"W	114.93'
L157	N70° 13' 50"W	39.70'
L158	S22° 16' 33"W	115.06'
L159	N68° 09' 58"W	39.70'
L160	S24° 58' 16"W	104.94'
L161	N66° 35' 05"W	39.19'
L162	S26° 39' 04"W	115.06'
L163	N64° 23' 52"W	39.19'
L164	S28° 19' 53"W	115.07'
L165	N62° 42' 29"W	39.70'
L166	S29° 48' 06"W	115.00'
L167	N61° 08' 29"W	39.74'
L168	S31° 28' 55"W	115.00'
L169	N59° 21' 30"W	39.71'
L170	S33° 09' 44"W	115.00'
L171	N57° 40' 41"W	39.71'
L172	S35° 02' 44"W	115.00'
L173	N55° 53' 46"W	44.51'
L174	S36° 43' 33"W	115.00'
L175	N54° 06' 51"W	39.71'
L176	S38° 24' 22"W	115.00'
L177	N52° 26' 02"W	39.71'
L178	S40° 17' 23"W	115.00'
L179	N50° 39' 08"W	44.51'
L180	S41° 58' 12"W	115.00'
L181	N48° 52' 13"W	39.71'
L182	S43° 39' 01"W	115.00'
L183	N47° 11' 24"W	39.71'
L184	S40° 10' 08"W	116.49'
L185	N45° 22' 46"W	45.86'
L186	S32° 41' 25"W	127.23'
L187	N43° 09' 18"W	59.26'
L188	S26° 02' 37"W	146.69'
L189	N40° 41' 44"W	56.97'
L190	S18° 17' 19"W	50.56'
L191	N17° 35' 46"E	43.38'
L192	N29° 10' 14"E	37.48'
L193	N52° 00' 17"E	37.19'
L194	N38° 44' 33"W	35.32'

Line Table		
Line #	Direction	Length
L195	N36° 44' 16"W	59.43'
L196	S35° 28' 49"E	59.04'
L197	N55° 15' 32"W	115.01'
L198	N68° 46' 55"W	115.02'
L199	N73° 35' 31"W	115.00'
L200	S16° 26' 04"W	35.05'
L201	S16° 26' 04"W	26.67'
L202	S40° 57' 23"E	105.00'
L203	N48° 53' 21"W	86.11'
L204	N16° 23' 07"E	53.23'
L205	N16° 23' 07"E	60.10'
L206	N16° 23' 07"E	62.07'
L207	N16° 23' 07"E	52.29'
L208	N16° 23' 07"E	48.76'
L209	N16° 23' 07"E	45.00'
L210	N16° 23' 07"E	40.00'
L211	N16° 23' 07"E	40.00'
L212	N16° 23' 07"E	52.55'
L213	N16° 23' 07"E	3.99'
L214	N06° 26' 52"E	45.27'
L215	N06° 26' 52"E	40.00'
L216	N06° 26' 52"E	45.00'
L217	N06° 26' 52"E	40.00'
L218	N06° 26' 52"E	40.00'
L219	N06° 26' 52"E	45.00'
L220	N06° 26' 52"E	45.00'
L221	S83° 33' 06"E	90.25'
L222	S83° 33' 06"E	114.11'
L223	S83° 33' 06"E	115.09'
L224	S83° 33' 06"E	115.10'
L225	S83° 33' 06"E	115.10'
L226	S83° 33' 06"E	115.10'
L227	S83° 33' 06"E	115.10'
L228	S78° 03' 42"E	116.43'
L229	S73° 33' 56"E	115.12'
L230	S73° 33' 56"E	115.15'
L231	S73° 33' 56"E	115.19'
L232	S73° 33' 56"E	115.23'
L233	S68° 22' 31"E	117.08'
L234	S61° 43' 43"E	124.88'
L235	S54° 14' 59"E	141.63'
L236	S47° 36' 11"E	164.85'
L237	S06° 26' 54"W	38.04'
L238	S06° 26' 54"W	40.00'
L239	S06° 26' 54"W	40.00'
L240	S06° 26' 54"W	45.00'
L241	S06° 26' 54"W	40.00'
L242	S06° 26' 54"W	6.96'
L243	S16° 26' 04"W	17.94'
L244	S16° 26' 04"W	40.00'
L245	S16° 26' 04"W	40.00'
L246	S16° 26' 04"W	45.00'
L247	S16° 26' 04"W	8.77'
L248	N06° 26' 54"E	28.40'
L249	N06° 26' 54"E	40.00'
L250	N06° 26' 54"E	40.00'
L251	N06° 26' 54"E	40.00'
L252	N06° 26' 54"E	40.00'
L253	N06° 26' 54"E	35.55'
L255	N83° 33' 06"W	100.87'
L256	N83° 33' 06"W	112.18'
L257	N83° 33' 06"W	116.51'
L258	N83° 33' 06"W	117.43'
L259	N83° 33' 06"W	118.35'

Line Table		
Line #	Direction	Length
L260	N80° 21' 01"W	119.24'
L261	S07° 45' 51"W	171.42'
L262	N43° 16' 16"E	160.90'
L263	N43° 16' 16"E	150.53'
L264	N41° 26' 37"E	138.82'
L265	N39° 57' 16"E	129.93'
L266	N38° 27' 55"E	122.25'
L267	N36° 47' 24"E	115.00'
L268	N35° 18' 03"E	114.59'
L269	N33° 48' 41"E	115.12'
L270	N32° 19' 20"E	115.26'
L271	N25° 35' 01"E	102.91'
L272	S64° 24' 59"E	115.00'
L273	S64° 24' 59"E	115.07'
L274	S62° 23' 40"E	115.00'
L275	N27° 36' 20"E	50.00'
L276	S25° 25' 35"W	88.65'
L277	S17° 57' 04"W	99.00'
L278	S15° 11' 29"W	114.72'
L279	S15° 11' 29"W	128.49'
L280	S15° 11' 29"W	138.34'
L281	S23° 21' 35"W	145.45'
L282	S35° 31' 21"W	144.78'
L283	S28° 52' 33"W	141.76'
L284	S22° 13' 45"W	130.73'
L285	S27° 36' 20"W	26.39'
L286	S27° 36' 20"W	35.00'
L287	S25° 35' 01"W	40.22'
L288	S25° 35' 01"W	45.00'
L289	S25° 35' 01"W	12.44'
L290	N25° 35' 01"E	61.22'
L291	N25° 35' 01"E	41.69'
L292	N26° 49' 51"E	3.31'
L293	S26° 49' 11"W	13.00'
L294	N26° 49' 08"E	44.47'
L295	N26° 49' 11"E	34.78'
L296	N58° 19' 59"W	50.97'
L297	S58° 19' 59"E	3.72'
L298	N56° 44' 43"W	46.90'
L299	N56° 44' 43"W	42.47'
L300	N56° 44' 43"W	4.42'
L301	S54° 30' 12"E	42.47'
L302	S54° 30' 12"E	46.70'
L303	N54° 30' 12"W	38.05'
L304	S60° 58' 44"E	8.53'
L305	S54° 30' 12"E	33.81'
L306	N74° 48' 31"W	23.38'
L307	N74° 48' 31"W	40.00'
L308	N74° 48' 31"W	40.00'
L309	N74° 48' 31"W	15.81'
L310	S22° 13' 45"W	68.15'
L311	N22° 13' 45"E	41.57'
L312	S22° 13' 45"W	21.02'
L313	S01° 12' 40"W	16.08'
L314	S07° 45' 51"W	3.76'
L315	N60° 58' 44"W	3.02'
L316	S58° 19' 59"E	47.24'
L317	S60° 58' 44"E	41.19'
L318	S60° 58' 44"E	35.24'
L319	S60° 58' 44"E	31.50'
L320	S60° 58' 44"E	54.38'
L321	S60° 58' 44"E	60.21'
L322	N60° 58' 44"W	48.43'
L323	N60° 58' 44"W	43.44'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C2	665.00'	243.23'	20°57'23"	S45° 57' 38"E	241.88'
C3	1339.00'	1596.00'	68°17'34"	S69° 37' 21"E	1503.18'
C5	25.00'	39.37'	90°13'43"	S48° 22' 07"W	35.43'
C6	275.00'	141.38'	29°27'23"	S11° 28' 26"E	139.83'
C7	325.00'	310.76'	54°47'08"	S01° 11' 27"W	299.06'
C8	25.00'	21.03'	48°11'23"	S04° 29' 20"W	20.41'
C10	50.00'	156.09'	178°52'16"	S69° 49' 46"W	99.99'
C12	25.00'	21.03'	48°11'23"	N44° 49' 47"W	20.41'
C14	275.00'	56.53'	11°46'43"	N74° 48' 50"W	56.43'
C15	325.00'	50.04'	8°49'17"	N76° 17' 33"W	49.99'
C16	25.00'	18.95'	43°26'22"	S86° 23' 54"W	18.50'
C19	50.00'	166.78'	191°06'59"	N19° 45' 47"W	99.53'
C20	25.00'	21.03'	48°11'23"	N51° 42' 01"E	20.41'
C21	15.00'	23.56'	90°00'00"	N17° 23' 40"W	21.21'
C22	275.00'	59.58'	12°24'51"	N68° 36' 06"W	59.47'
C23	325.00'	117.49'	20°42'48"	N64° 27' 07"W	116.85'
C24	275.00'	93.38'	19°27'23"	N63° 49' 24"W	92.94'
C25	25.00'	21.03'	48°11'23"	S82° 21' 13"W	20.41'
C26	50.00'	153.92'	176°22'46"	N33° 33' 06"W	99.95'
C27	25.00'	21.03'	48°11'23"	N30° 32' 36"E	20.41'
C28	325.00'	56.64'	9°59'10"	N11° 26' 29"E	56.57'
C29	325.00'	192.52'	33°56'24"	N33° 24' 16"E	189.72'
C30	25.00'	37.90'	86°51'03"	N06° 56' 56"E	34.37'
C31	25.00'	37.63'	86°14'01"	S39° 11' 47"E	34.17'
C32	325.00'	170.86'	30°07'21"	S11° 08' 27"E	168.90'
C33	275.00'	159.17'	33°09'47"	S09° 37' 13"E	156.96'
C34	15.00'	25.88'	98°51'00"	S56° 23' 10"W	22.79'
C35	275.00'	25.27'	5°15'51"	N71° 33' 24"W	25.26'
C36	15.00'	23.66'	90°21'28"	N23° 44' 45"W	21.28'
C37	325.00'	61.92'	10°54'59"	N15° 58' 29"E	61.83'
C38	25.00'	21.03'	48°11'23"	N34° 36' 41"E	20.41'
C39	50.00'	156.95'	179°50'49"	N31° 13' 03"W	100.00'
C40	25.00'	21.51'	49°17'22"	S83° 30' 14"W	20.85'
C41	1469.00'	669.43'	26°06'36"	N58° 47' 47"W	663.65'
C42	325.00'	157.98'	27°51'02"	N59° 40' 00"W	156.43'
C43	15.00'	23.57'	90°01'35"	N28° 34' 43"W	21.22'
C44	275.00'	155.13'	32°19'19"	N32° 35' 44"E	153.08'
C45	25.00'	41.76'	95°42'02"	S83° 23' 36"E	37.07'
C46	1519.00'	171.33'	6°27'45"	S69° 06' 42"E	171.24'
C47	25.00'	36.15'	82°51'34"	S30° 54' 48"E	33.09'
C48	275.00'	82.02'	17°05'20"	S19° 03' 39"W	81.72'
C49	325.00'	103.85'	18°18'31"	S18° 27' 04"W	103.41'
C50	15.00'	23.56'	90°00'00"	S54° 17' 48"W	21.21'
C51	25.00'	44.08'	101°02'04"	N22° 54' 43"W	38.59'
C52	325.00'	11.47'	2°01'19"	N26° 35' 40"E	11.47'
C53	15.00'	23.18'	88°32'10"	N69° 51' 06"E	20.94'
C54	15.00'	23.16'	88°28'32"	S18° 39' 15"E	20.93'
C55	275.00'	9.70'	2°01'19"	S26° 35' 40"W	9.70'
C56	15.00'	23.56'	90°00'00"	S72° 36' 20"W	21.21'
C57	325.00'	70.42'	12°24'51"	N68° 36' 06"W	70.28'
C58	275.00'	99.42'	20°42'48"	N64° 27' 07"W	98.88'
C59	325.00'	110.36'	19°27'23"	N63° 49' 24"W	109.83'
C60	25.00'	34.91'	80°00'00"	N33° 33' 06"W	32.14'
C61	275.00'	47.93'	9°59'10"	N11° 26' 29"E	47.87'
C63	275.00'	133.67'	27°51'02"	S59° 40' 00"E	132.36'
C64	1519.00'	454.69'	17°09'02"	S54° 19' 00"E	452.99'
C65	15.00'	25.88'	98°51'00"	S24° 45' 50"E	22.79'
C66	275.00'	18.83'	3°55'22"	S26° 37' 20"W	18.82'
C67	25.00'	35.99'	82°29'30"	S69° 49' 46"W	32.96'
C68	325.00'	39.46'	6°57'26"	N72° 24' 12"W	39.44'
C69	15.00'	22.30'	85°10'42"	N33° 17' 33"W	20.30'
C70	275.00'	87.88'	18°18'31"	N18° 27' 04"E	87.50'
C71	15.00'	21.85'	83°28'12"	N69° 20' 25"E	19.97'
C72	325.00'	29.86'	5°15'51"	S71° 33' 24"E	29.85'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C73	275.00'	34.91'	7°16'27"	N77° 03' 58"W	34.89'
C75	15.00'	23.56'	89°58'25"	N61° 25' 17"E	21.21'
C76	1339.00'	403.17'	17°15'07"	N84° 51' 25"E	401.65'
C80	275.00'	101.40'	21°07'39"	S07° 18' 34"E	100.83'
C81	275.00'	39.98'	8°19'44"	S22° 02' 15"E	39.94'
C82	325.00'	11.07'	1°57'05"	N25° 13' 34"W	11.07'
C84	325.00'	37.68'	6°38'33"	N20° 55' 45"W	37.66'
C85	325.00'	37.68'	6°38'33"	N14° 17' 12"W	37.66'
C86	325.00'	37.69'	6°38'41"	N07° 38' 35"W	37.67'
C87	325.00'	37.68'	6°38'33"	N00° 59' 58"W	37.66'
C88	325.00'	37.68'	6°38'33"	N05° 38' 34"E	37.66'
C89	325.00'	37.68'	6°38'33"	N12° 17' 07"E	37.66'
C90	325.00'	37.68'	6°38'33"	N18° 55' 40"E	37.66'
C91	325.00'	35.93'	6°20'05"	N25° 24' 59"E	35.91'
C92	325.00'	7.60'	1°20'24"	N69° 35' 41"W	7.60'
C93	325.00'	31.86'	5°37'02"	N73° 04' 24"W	31.85'
C94	325.00'	19.81'	3°29'34"	S70° 40' 16"E	19.81'
C95	325.00'	10.05'	1°46'17"	S73° 18' 12"E	10.05'
C96	275.00'	114.86'	23°55'54"	N05° 00' 17"W	114.03'
C97	275.00'	44.31'	9°13'54"	N21° 35' 10"W	44.26'
C98	325.00'	52.94'	9°20'00"	S21° 32' 07"E	52.88'
C99	325.00'	42.41'	7°28'34"	S13° 07' 49"E	42.38'
C100	325.00'	42.39'	7°28'21"	S05° 39' 22"E	42.36'
C101	325.00'	33.13'	5°50'25"	S01° 00' 01"W	33.11'
C102	25.00'	11.35'	26°00'15"	N09° 04' 54"W	11.25'
C103	25.00'	26.28'	60°13'46"	N52° 11' 54"W	25.09'
C104	1339.00'	1094.57'	46°50'13"	S58° 53' 41"E	1064.35'
C105	1339.00'	98.25'	4°12'14"	S84° 24' 54"E	98.22'
C106	665.00'	11.54'	0°59'38"	N35° 58' 46"W	11.54'
C107	665.00'	231.69'	19°57'45"	N46° 27' 27"W	230.52'
C108	50.00'	13.99'	16°01'50"	N50° 41' 27"E	13.94'
C109	50.00'	35.54'	40°43'26"	N22° 18' 49"E	34.79'
C110	50.00'	33.52'	38°24'52"	N17° 15' 20"W	32.90'
C111	50.00'	33.06'	37°53'04"	N55° 24' 18"W	32.46'
C112	50.00'	40.84'	46°47'37"	S82° 15' 21"W	39.71'
C113	25.00'	5.12'	11°43'44"	N64° 43' 24"E	5.11'
C114	25.00'	16.39'	37°33'38"	N89° 22' 05"E	16.10'
C115	1469.00'	24.67'	0°57'44"	S71° 22' 14"E	24.67'
C116	1469.00'	43.08'	1°40'49"	S70° 02' 58"E	43.08'
C117	1469.00'	43.08'	1°40'49"	S68° 22' 09"E	43.08'
C118	1469.00'	43.08'	1°40'49"	S66° 41' 20"E	43.08'
C119	1469.00'	43.08'	1°40'49"	S64° 23' 02"E	43.08'
C120	1469.00'	43.08'	1°40'49"	S62° 42' 13"E	43.08'
C121	1469.00'	42.69'	1°39'55"	S61° 01' 52"E	42.69'
C122	1469.00'	43.08'	1°40'49"	S59° 21' 30"E	43.08'
C123	1469.00'	43.08'	1°40'49"	S57° 40' 41"E	43.08'
C124	1469.00'	48.29'	1°53'00"	S55° 53' 46"E	48.29'
C125	1469.00'	43.08'	1°40'49"	S54° 06' 51"E	43.08'
C126	1469.00'	43.08'	1°40'49"	S52° 26' 02"E	43.08'
C127	1469.00'	48.29'	1°53'00"	S50° 39' 08"E	48.29'
C128	1469.00'	43.08'	1°40'49"	S48° 52' 13"E	43.08'
C129	1469.00'	43.08'	1°40'49"	S47° 11' 24"E	43.08'
C130	1469.00'	15.60'	0°36'30"	S46° 02' 44"E	15.60'
C131	325.00'	23.20'	4°05'22"	N47° 47' 11"W	23.19'
C132	325.00'	42.42'	7°28'43"	N53° 34' 13"W	42.39'
C133	325.00'	37.70'	6°38'48"	N60° 37' 59"W	37.68'
C134	325.00'	37.17'	6°33'08"	N67° 13' 57"W	37.15'
C135	325.00'	17.49'	3°05'00"	N72° 03' 01"W	17.49'
C136	275.00'	26.38'	5°29'49"	S19° 10' 59"W	26.37'
C137	275.00'	64.71'	13°28'54"	S28° 40' 21"W	64.56'
C138	275.00'	64.04'	13°20'35"	S42° 05' 05"W	63.90'
C139	25.00'	12.65'	28°59'06"	S63° 14' 56"W	12.51'
C140	25.00'	29.11'	66°42'56"	N68° 54' 03"W	27.49'
C141	325.00'	7.55'	1°19'51"	S49° 42' 33"W	7.55'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C142	325.00'	37.70'	6°38'48"	S45° 43' 13"W	37.68'
C143	325.00'	37.70'	6°38'48"	S39° 04' 25"W	37.68'
C144	325.00'	42.42'	7°28'43"	S32° 00' 39"W	42.39'
C145	325.00'	37.70'	6°38'48"	S24° 56' 53"W	37.68'
C146	325.00'	29.44'	5°11'25"	S19° 01' 47"W	29.43'
C147	325.00'	25.50'	4°29'47"	S14° 11' 11"W	25.50'
C148	325.00'	31.14'	5°29'23"	S09° 11' 36"W	31.13'
C149	25.00'	7.05'	16°09'41"	N14° 31' 45"E	7.03'
C150	25.00'	13.97'	32°01'42"	N38° 37' 26"E	13.79'
C151	50.00'	38.11'	43°39'59"	S32° 48' 18"W	37.19'
C152	50.00'	115.81'	132°42'46"	S55° 23' 05"E	91.61'
C153	325.00'	32.79'	5°46'51"	N70° 39' 40"W	32.78'
C154	325.00'	37.70'	6°38'48"	N64° 26' 51"W	37.68'
C155	325.00'	37.70'	6°38'48"	N57° 48' 03"W	37.68'
C156	275.00'	60.21'	12°32'42"	S60° 22' 04"E	60.09'
C157	275.00'	39.20'	8°10'06"	S70° 43' 28"E	39.17'
C158	325.00'	15.66'	2°45'36"	N73° 25' 43"W	15.65'
C159	325.00'	37.40'	6°35'37"	N68° 45' 07"W	37.38'
C160	325.00'	17.36'	3°03'38"	N63° 55' 29"W	17.36'
C161	1519.00'	100.60'	3°47'40"	S60° 59' 41"E	100.58'
C162	1519.00'	37.64'	1°25'12"	S58° 23' 16"E	37.64'
C163	1519.00'	39.48'	1°29'21"	S56° 55' 59"E	39.48'
C164	1519.00'	39.48'	1°29'21"	S55° 26' 38"E	39.48'
C165	1519.00'	39.48'	1°29'21"	S53° 57' 17"E	39.48'
C166	1519.00'	44.42'	1°40'31"	S52° 22' 21"E	44.42'
C167	1519.00'	39.48'	1°29'21"	S50° 47' 24"E	39.48'
C168	1519.00'	39.48'	1°29'21"	S49° 18' 03"E	39.48'
C169	1519.00'	45.03'	1°41'54"	S47° 42' 25"E	45.02'
C170	1519.00'	29.60'	1°06'59"	S46° 17' 59"E	29.60'
C171	275.00'	10.40'	2°10'04"	N46° 49' 31"W	10.40'
C172	275.00'	105.49'	21°58'40"	N58° 53' 53"W	104.84'
C173	275.00'	17.78'	3°42'18"	N71° 44' 22"W	17.78'
C174	275.00'	37.56'	7°49'36"	S12° 31' 16"W	37.54'
C175	275.00'	10.37'	2°09'34"	S07° 31' 41"W	10.36'
C176	1519.00'	92.54'	3°29'26"	S67° 37' 33"E	92.53'
C177	1519.00'	78.79'	2°58'19"	S70° 51' 25"E	78.78'
C178	275.00'	3.89'	0°48'37"	N10° 55' 18"E	3.89'
C179	275.00'	64.86'	13°30'45"	N18° 04' 59"E	64.71'
C180	275.00'	13.28'	2°45'58"	N26° 13' 21"E	13.27'
C181	325.00'	3.07'	0°32'31"	S27° 20' 04"W	3.07'
C182	325.00'	37.70'	6°38'48"	S23° 44' 24"W	37.68'
C183	325.00'	42.42'	7°28'43"	S16° 40' 38"W	42.39'
C184	325.00'	20.65'	3°38'29"	S11° 07' 02"W	20.65'
C185	25.00'	6.71'	15°23'18"	S20° 53' 22"W	6.69'
C186	25.00'	14.31'	32°48'05"	S03° 12' 19"E	14.12'
C187	50.00'	32.73'	37°30'28"	N00° 51' 07"W	32.15'
C188	50.00'	123.36'	141°21'47"	N88° 35' 00"E	94.37'
C189	325.00'	2.17'	0°22'55"	N54° 17' 11"W	2.17'
C190	50.00'	0.68'	0°46'32"	S75° 24' 27"W	0.68'
C191	50.00'	43.72'	50°06'13"	S49° 58' 04"W	42.34'
C192	50.00'	33.00'	37°48'58"	S06° 00' 29"W	32.40'
C193	50.00'	33.00'	37°48'57"	S31° 48' 29"E	32.40'
C194	50.00'	33.00'	37°48'56"	S69° 37' 25"E	32.40'
C195	50.00'	23.38'	26°47'24"	N78° 04' 25"E	23.17'
C196	325.00'	5.74'	1°00'40"	S72° 23' 15"E	5.74'
C197	325.00'	40.02'	7°03'22"	S76° 25' 16"E	40.00'
C198	325.00'	4.28'	0°45'15"	S80° 19' 34"E	4.28'
C199	1469.00'	16.02'	0°37'30"	S65° 32' 11"E	16.02'

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: VILLAGE @ NORTHTOWN, LTD., ACTING BY AND THROUGH CLIFTON E. LIND, AS PRESIDENT OF VILLAGE @ NORTHTOWN GENERAL PARTNER, INC., ITS GENERAL PARTNER, BEING THE OWNER OF THAT SAME 271.148 ACRE TRACT OF LAND (DESCRIBED AS TRACT 1) RECORDED IN DOCUMENT NO. 2000156544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 26.221 ACRE TRACT OF LAND DESCRIBED AS TWO TRACT BEING 9.094 ACRES AND 17.126 ACRES, RECORDED IN DOCUMENT NO. 2000167035 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 8.44 ACRES AND 2.785 ACRES RECORDED IN DOCUMENT NO. 2007205042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING JEFFERCINDERSHAN, LTD. ACTING BY AND THROUGH CLIFTON E. LIND, THE OWNER OF THAT SAME 29.551 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2000102831 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 36.70 ACRES, LOCATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 AND THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 163, BOTH IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VILLAGE AT NORTHTOWN, SECTION THREE
RESUBDIVISION OF LOT 5, BLOCK C,
A SMALL LOT SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

VILLAGE @ NORTHTOWN, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: VILLAGE @ NORTHTOWN GENERAL PARTNER, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: CLIFTON E. LIND, PRESIDENT
#2 LAS BRISAS
AUSTIN, TEXAS 78746

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CLIFTON E. LIND, PRESIDENT, ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

JEFFERCINDERSHAN, LTD
A TEXAS LIMITED PARTNERSHIP

BY: JEFFERCINDERSHAN, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: CLIFTON E. LIND, PRESIDENT
#2 LAS BRISAS
AUSTIN, TEXAS 78746

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CLIFTON E. LIND, PRESIDENT, ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS {
COUNTY OF TRAVIS {

I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON AT THE DATE OF THIS SURVEY. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0270J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-1386

STATE OF TEXAS {
COUNTY OF TRAVIS {

THAT I, TRAVIS S. TABOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE SUBDIVISION COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED.

TRAVIS S. TABOR, R.P.L.S. NO. 6428
LANDESGN SERVICES, INC.
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
(512) 238-7901
FIRM REGISTRATION NO. 10001800

08/29/2018
DATE



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED IN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THIS THE _____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON
JAMES SHIEH

SECRETARY
PATRICIA SEEGER

STATE OF TEXAS {
COUNTY OF TRAVIS {

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, 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 _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
_____, DEPUTY

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, AND 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 COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY 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 OWNERS 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 FILING OR 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 A PART OF THE DEVELOPER'S CONSTRUCTION.

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 _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

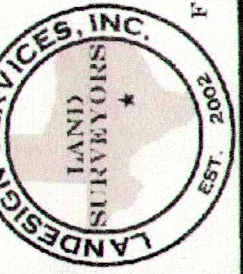
DEPUTY

NOTES

- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 48453C0270J, DATED AUGUST 18, 2014.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE NORTHTOWN MUD WATER AND WASTEWATER SYSTEM.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY NORTHTOWN MUNICIPAL UTILITY DISTRICT.
- THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA MANUAL. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PROPERTY OWNERS AND/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 (AND OTHER APPROPRIATE JURISDICTIONS) FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
- WITHIN A SIGHTLINE EASEMENT ANY OBSTRUCTIONS OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECTS WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND / OR HIS / HER ASSIGNS.
- 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 CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION AS SHOWN BY DOTTED LINES ON THE PLAN: PEARL BUTTERFLY WAY, SILVER LACE LANE, LEMON LIGHT LANE, PURPLE AZALEA DRIVE, FLAWLESS FLORA DRIVE, LYNWOOD GOLD WAY AND HONEY GEM DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONSTRUCTION BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE PLAN SHALL CONFORM TO THE NORTHTOWN MUD CONSENT AGREEMENT, AS AMENDED INCLUDING THE LAND USE PLAN.
- PRIOR TO CONSTRUCTION OF LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
- THE OWNER / DEVELOPER OF THE SUBDIVISION / LOT SHALL PROVIDE THE ELECTRIC UTILITY (AUSTIN ENERGY) WITH EASEMENTS AND ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO SERVICE THIS PROPERTY.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE COVERED UNDER THE DEVELOPMENT PERMIT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- NO OBJECTS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS).
- 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 _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/ WILLIAMSON COUNTY, TEXAS.
- THE OWNER OF THIS SUBDIVISION AND HIS / HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR ALL 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO THE RECORDING OF THIS FINAL PLAT FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 30, SEC. 30-2-38 OF THE AUSTIN / TRAVIS COUNTY SUBDIVISION REGULATIONS FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE INCLUDING PAVING, DRAINAGE, AND SIDEWALKS FOR ALL PUBLIC RIGHTS-OF-WAY.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS PURSUANT TO THE LAND DEVELOPMENT CODE AND THE NORTHTOWN MUD ORDINANCES.
- TWO YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE AUSTIN / TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30-4-61.
- THE DISTRICT AND DIRECTOR OF THE CITY'S PARKS AND RECREATION DEPARTMENT SHALL AGREE ON THE EXACT LOCATION AND CONFIGURATION OF THE PARK AND GREENSPACE TO BE DEDICATED AT SUCH TIME AS SUBDIVISION PLAT APPLICATIONS ARE PROCESSED THROUGH THE CITY FOR LAND WHICH CONTAINS OR IS ADJACENT TO THE VARIOUS SEGMENTS OF THE PARK AND GREENSPACE AS SHOWN ON THE VILLAGE AT NORTHTOWN LAND USE EXHIBIT.
- A DIRECT, UNIMPEDED, PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM JOHN HENRY FAULK BOULEVARD TO THE GREENSPACE LOT (LOT 7, BLOCK C) THROUGH LOT 5, BLOCK C.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT.
- EROSION HAZARD ZONE (EHZ) ANALYSIS HAS BEEN PERFORMED FOR AFFECTED LOTS WITHIN THIS SUBDIVISION.
- SLOPES IN EXCESS OF 15% EXIST ON LOTS 8-16, BLOCK A, CONSTRUCTION SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- PARKLAND DEDICATION AND FEE REQUIREMENTS SHALL BE ADDRESSED IN ACCORDANCE WITH THE SIXTH AMENDMENT CONCERNING CREATION AND OPERATION OF THE NORTHTOWN MUNICIPAL UTILITY DISTRICT AS ADOPTED BY ORDINANCE NO. 030410 Z-4, OR AS THE SAME IS FURTHER AMENDED.
- ALL PONDS CONSTRUCTED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HOA OR ASSIGNS.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, VILLAGE AT NORTHTOWN SECTION 3, RECORDED IN DOCUMENT NO. 201700273 OF THE O.P.R.T.C.T., SHALL APPLY TO THIS RESUBDIVISION PLAT.

LANDESGN
SERVICES, INC.

512-238-7901
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800



FINAL PLAT
VILLAGE AT NORTHTOWN, SECTION THREE
RESUBDIVISION OF LOT 5, BLOCK C,
A SMALL LOT SUBDIVISION

PROJECT NAME: Village at Northtown
JOB NUMBER: 17-044
DATE: 11/14/2017 | SCALE: 100'
DRAWING FILE PATH: L:\LA\17-044 Village at Northtown\DWG'S
FIELDNOTE FILE PATH: L:\LA\17-044 Village at Northtown\W&B
RPLS: TST | TECH: HAS | PARTYCHIEF: PO
CHECKED BY: IST | FIELDBOOK: 267/775

DRAWING NAME:
VILLAGE NT PLAT

SHEET
05 of 05

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