



Travis County Commissioners Court Agenda Request

Meeting Date: 2/19/13

Prepared By/Phone Number: Paul Scoggins/854-7619

Division Director/Manager: Don W. Ward, P.E., Division Director, Road and Bridge

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the acceptance of dedication of street and drainage facilities for the Lakes at Northtown, Section Five in Precinct One.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

The Lakes of Northtown, Section Five plat was recorded on August 26, 2011 at Document #201100146. This subdivision has been inspected for conformance with approved plans and specifications as listed. This subdivision will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within this subdivision have been inspected by a Registered Accessibility Specialist and found to be in substantial compliance with the Texas Architectural Barriers Act. The stop signs are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The Lakes of Northtown, Section Five subdivision is accessed from a portion of Lake Victor Drive within Section Four, a portion maintained by Travis County. This action will add a total of 0.36 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

N/A

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

Attachments:
 TNR Approval Letter
 RAS Inspection Approval
 List of streets
 Requirements for Approval
 Location Maps

REQUIRED AUTHORIZATIONS:

| | | | |
|-------------------|-------------------|----------------------|----------|
| Cynthia McDonald | Financial Manager | TNR | 854-4239 |
| Steve Manilla | County Executive | TNR | 854-9429 |
| Anna Bowlin | Division Director | Development Services | 854-7561 |
| Don W. Ward, P.E. | Division Director | Road and Bridge | 854-9317 |
| | | | |
| | | | |

CC:

| | | | |
|-------------------|---------------|----------------------|----------|
| Lucious Henderson | TNR Inspector | Development Services | 854-7757 |
| | | | |
| | | | |
| | | | |

SM:DW:ps
1101 - Development Services - Lakes at Northtown, Section Five



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

APPROVAL OF CONSTRUCTION

DATE: December 10, 2012

DEVELOPER:

KB Home
Attn: John Zinsmeyer
11911 Burnet Road
Austin, TX 78758

ENGINEER:

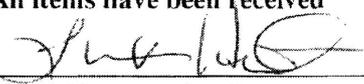
Longaro & Clarke, LP
Attn: Alex Clarke, P.E.
7501 Capitol of Texas Hwy North #A-250
Austin, TX 78731

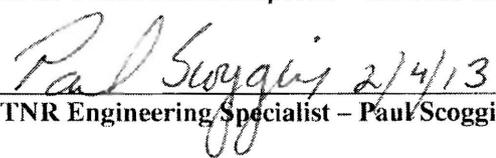
SUBJECT: Lakes at Northtown, Section Five

Effective this date, street and drainage construction within this project appears to be in conformance with the approved Construction Documents. Once approved by Commissioners Court, this construction will start a one (1) year Performance Period. Prior to the end of this Period, Travis County will inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the Performance Period. If not, the developer/owner shall take corrective actions, which are acceptable to the County.

The Developer is required to maintain Performance Period fiscal of 10% of the actual street and drainage cost, until the end of the Performance Period, plus 100% of the un-constructed residential sidewalks until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

All items have been received

BY:  12.10.12
TNR Construction Inspector – Lucious Henderson

 2/4/13
TNR Engineering Specialist – Paul Scoggins

1102 fiscal file
1105 Subdivision File



ADA Assistance

107 Meadow Woods, Kyle TX 78640 (512) 787-3687 Fax (866)268-1810
Email: robert@adaassistance.com Internet: www.adaassistance.com

DATE: January 25, 2013

TO: Walter Hoysa
Longaro & Clarke
7501 N Cap Tx Hwy A250
Austin TX 78731
whoysa@longaroclarke.com

FROM: Robert Ronson, RAS

PROJECT: Lakes @ Northtown Sect 5
Strikling Dr & Lake Victor Dr
Austin TX 78753

AB Number: B1000100

Inspection performed: 1/25/2013

SUBJECT: INSPECTION COMPLETED – NO VIOLATIONS

We are pleased to inform you that the referenced project has been inspected and no non-compliant items were found so the project appears to be in substantial compliance with provisions of the Texas Government Code, Chapter 469. Specifically inspected were pedestrian elements within the scope of the referenced project that were constructed at the time of the inspection. Curb ramps across Stub St & Strickling Dr at their intersection plus sidewalk at lot 14 Block H.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

Also note, this project is not subject to review and/or inspection under current state law, therefore this report is advisory in nature only and does not constitute a requirement under the Texas Architectural Barriers Act.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record for this facility, contact Robert Ronson at (512) 787-3687.

NOTE: The review of documents as contract documents and field inspections by this accessibility specialist for the Texas Department of Licensing and Regulation (TDLR) is based on a best efforts endeavor following instruction and certification by TDLR. Plan review and inspection in no way warrants complete compliance with the Texas Accessibility Standards. The business, the professional, his employees, engineers, and client for whom the review or inspection is made agrees to hold harmless and indemnify this accessibility specialist from and against any liability arising from performance of the work.

TAS Plan Review & Inspection Report

ADA Assistance (512) 787-3687

www.adaassistance.com

| | | | |
|--|--|--------------------|------------|
| RAS Name: | Robert Ronson | RAS #: | 16 |
| <input type="checkbox"/> Review Date: | 1/3/2011 | EABPRJ#: | B1000100 |
| <input type="checkbox"/> Revisions Date: | | Estimated Cost \$: | 4,500.00 |
| <input checked="" type="checkbox"/> Inspection Date: | 1/25/2013 | | |
| Project Information | | | |
| Project Name: | Lakes at Northtown Section 5 pedestrian elements | Job Class: | Public ROW |
| Facility Name: | Lakes at Northtown Section 5 | | |
| Project Address: | Stricking Dr & Lake Victor Dr | City: | Austin |
| | | Zip: | 78753 |
| Detailed description of construction activities: pedestrian elements in 61 lot single family subdivision | | | |
| Owner Information | | | |
| Name: | KB Home | | |
| Address: | 10800 Pecan Park Blvd #200 | | |
| City: | Austin | State: | TX |
| | | Zip: | 78750 |

√ = Acceptable X = Unacceptable*

The following report identifies deficiencies with the Texas Accessibility Standards (TAS). No response is required to this review, however all items noted with "X" are unacceptable and should be addressed prior to inspection. A link to TAS is included in the page footer.

| 4 ACCESSIBLE ELEMENTS AND SPACES: TECHNICAL REQUIREMENTS | <u>COMMENTS</u> |
|--|-----------------|
| 4.3 ACCESSIBLE ROUTE | ACCEPTABLE |
| 4.4 PROTRUDING OBJECTS | ACCEPTABLE |
| 4.5 GROUND AND FLOOR SURFACES | ACCEPTABLE |
| 4.6 PARKING AND PASSENGER LOADING ZONES | NONE NOTED |
| 4.7 CURB RAMPS | ACCEPTABLE |
| 4.8 RAMPS | NONE NOTED |
| 4.9 STAIRS | NONE NOTED |
| 4.10 ELEVATORS | NONE NOTED |
| 4.11 PLATFORM LIFTS (Wheelchair Lifts) | NONE NOTED |
| 4.12 WINDOWS | RESERVED |
| 4.13 DOORS | NONE NOTED |
| 4.14 ENTRANCES | NONE NOTED |

* See corresponding sections in TAS for additional information. <http://www.license.state.tx.us/ab/abtas.htm>

| | |
|--|------------|
| 4.15 DRINKING FOUNTAINS AND WATER COOLERS | NONE NOTED |
| 4.16 WATER CLOSETS | NONE NOTED |
| 4.17 TOILET STALLS | NONE NOTED |
| 4.18 URINALS | NONE NOTED |
| 4.19 LAVATORIES AND MIRRORS | NONE NOTED |
| 4.20 BATHTUBS | NONE NOTED |
| 4.21 SHOWER STALLS | NONE NOTED |
| 4.22 TOILET ROOMS | NONE NOTED |
| 4.23 BATHROOMS, BATHING FACILITIES, AND SHOWER ROOMS | NONE NOTED |
| 4.24 SINKS (outside restrooms) | NONE NOTED |
| 4.25 STORAGE | NONE NOTED |
| 4.26 HANDRAILS, GRAB BARS, AND TUB AND SHOWER SEATS | NONE NOTED |
| 4.27 CONTROLS AND OPERATING MECHANISMS | NONE NOTED |
| 4.28 ALARMS | NONE NOTED |
| 4.29 DETECTABLE WARNINGS | ACCEPTABLE |
| 4.30 SIGNAGE | NONE NOTED |
| 4.31 TELEPHONES | NONE NOTED |
| 4.32 FIXED OR BUILT-IN SEATING AND TABLES | NONE NOTED |
| 4.33 ASSEMBLY AREAS | NONE NOTED |
| 4.34 AUTOMATED TELLER MACHINES | NONE NOTED |
| 4.35 DRESSING AND FITTING ROOMS | NONE NOTED |
| 5 RESTAURANTS, CAFETERIAS, SNACK BARS, ETC. | NONE NOTED |
| 6 MEDICAL CARE FACILITIES | NONE NOTED |

* See corresponding sections in TAS for additional information. <http://www.license.state.tx.us/ab/abtas.htm>

7 BUSINESS AND MERCANTILE NONE NOTED

8 LIBRARIES NONE NOTED

9 ACCESSIBLE TRANSIENT LODGING NONE NOTED

10 TRANSPORTATION FACILITIES NONE NOTED

ADDITIONAL COMMENTS

* See corresponding sections in TAS for additional information. <http://www.license.state.tx.us/ab/abtas.htm>

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE

SUBDIVISION
Mapsco No. 467E

Lakes at Northtown, Section Five

Pct.# 1
Atlas No. N-09



SECTION FIVE - RECORDED AT DOC #201100149 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 8/26/2011

THIS SUBDIVISION CONTAINS 4 STREETS AS LISTED BELOW:

| # | STREET NAME | FROM - TO | L.F. | MILES | ROW | TYPE OF WIDTH OF CURB & | | |
|-----------------------|-------------------|---|------|-------|-----|-------------------------|---------|--------|
| | | | | | | PVMNT | PVMNT | GUTTER |
| SECTION FIVE | | | | | | | | |
| 1 | Strickling Drive | Intersection w/Lake Victor Drive southeasterly to intersection with Fairland Drive | 1259 | 0.24 | 50' | HMAC | 30' F-F | YES |
| 2 | Fairland Drive | Northwest corner of Lot 17, Blk H northeasterly to intersection with Strickling Drive | 145 | 0.03 | 50' | HMAC | 30' F-F | YES |
| 3 | Lake Victor Drive | Southwest corner of Lot 3, Blk G northerly to intersection with Strickling Drive | 340 | 0.06 | 50' | HMAC | 30' F-F | YES |
| 4 | Scobee Street | Intersection w/Strickling Drive northerly to northeast corner of Lot 48, Blk A | 149 | 0.03 | 50' | HMAC | 30' F-F | YES |
| Total Footage/Mileage | | | 1893 | 0.36 | | | | |

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 63

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-4

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-3 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 1.

0.36 MILES BE ACCEPTED BY

19-Feb-13

DATE

- DP = DOUBLE PENETRATION
- HMAC = HOT MIX ASPHALT
- C = CONCRETE
- UPP = UNPAVED, PIT RUN
- UPS = UNPAVED, SELECT

Donald W. Ward 2/6/13

Donald W. Ward, PE
Division Director
Road Maintenance & Fleet Services

DATE APPROVED BY COMMISSIONERS COURT



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383

LAKES AT NORTHTOWN, SECTION FIVE REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 12/5/12 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- 1/14/13 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 12/5/12 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- Rev'd 4. Reproducible Plans, certified as "**Record Drawings**" or "**As-Builts**", by The Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants sheets for each sign.
- TC will reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)
- NA 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- 1/25/13 7. A letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 12/10/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, and sidewalks). § 82.401(c)(2)(C) **Road Maintenance will have to approve construction before recommending acceptance to Commissioners Court.**
- 1/14/13 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA 10. License Agreement (**If there are private improvements in Public ROW**).



TRV 201100146
2 PGS

PLAT DOCUMENT # _____

PLAT

UNOFFICIAL COPY

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

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. 201001467 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 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. CUMMINGHAM SURVEY NUMBER 60, ABSTRACT 263, 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 KNOWN AS 'LAKES AT NORTH TOWN 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 ZIMMERMAN, P.E. PRESIDENT
10830 PECAN PARK BOULEVARD #200
AUSTIN, TEXAS 78750

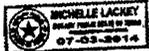
STATE OF TEXAS
COUNTY OF TRAVIS
NOTARY'S STATEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZIMMERMAN, 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 14th DAY OF August, 2011

Michelle Lachet
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Michelle Lachet
MY COMMISSION EXPIRES: 2-3-14



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 COMPLES 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.

JOSEPH BEAVERS, P.E. NO. 4938
LANDSERVING SERVICES, INC.
166 ROUND ROCK WEST DRIVE
BUILDING D, SUITE 120
ROUND ROCK, TEXAS 78661
(512) 236-7901



I, ALEX C. 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 COMPLES WITH THE ENGINEERING AND DESIGN PORTIONS OF TITLE 30, OF THE AUSTIN CITY CODE OF 2003, AS AMENDED, AND THE 90-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE LABELING(S) SHOWN THEREON, NO PORTION OF THIS PLAT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD PROTECT MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48423C0270, DATED SEPTEMBER 26, 2009 FOR TRAVIS COUNTY, TEXAS.

ALEX C. CLARKE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65100
LINDORF & CLARKE, INC.
7501 NORTH CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78731
P-0544



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 ASSIGNEE SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT 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 ASSIGNEE.
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 ASSIGNEE ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY 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 BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL 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 LIMITED TO CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL PLUMET SHALL BE 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 NORTH TOWN 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 SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 08/12/09, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THIS LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE PLAT RECORDED IN DOC. # 2011249544 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF THIS PROJECT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINE(S) CONSTRUCTION SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. TEN FOOT PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE STREET PLAT.
15. THE OWNER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBS, AND PLANTS, AND INSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR.
16. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT IS RESPONSIBLE FOR ANY EASEMENTS AND / OR ACCESS REQUIRED IN ADDITION TO THOSE SHOWN ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES, AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT.
17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE RIGHT OF WAY 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 TO THE CITY OF AUSTIN STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR ANY WITHIN TREE PRUNING AND / OR REMOVAL. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES, AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THE OWNER SHALL ALSO BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT.
19. LANDSCAPE, SITE CONSTRUCTION, AND ALL OTHER IMPROVEMENTS FROM DEVELOPMENT EXCEPT FOR LANDSCAPING, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FACILITIES.
20. PARKING SPACES AND FEES WILL BE SATISFIED THROUGH NORTH TOWN MUD WITH EACH INDIVIDUAL HOME.
21. NO CONSTRUCTION SHALL OCCUR UNTIL THE STRUCTURE IS CONNECTED TO THE NORTH TOWN MUD WATER AND WASTEWATER SYSTEM.
22. FINAL DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
23. BENCH MARKS AND ELEVATIONS ARE NAVD 88 AND WERE DERIVED USING GPS STATE SURVEY CONTROL POINTS. LOCAL NAVD 88 GPS CONTROL STATION "WOOD", TxDOT ALSTN COMS STATION "CITY OF AUSTIN" (STATION 8M "E214").
24. 12" x 12" x 12" GALVANIZED IRON ROD SET IN CONCRETE, THE ROD PROTRUDES 6" ABOVE GROUND.
25. 12" x 12" x 12" GALVANIZED IRON ROD SET IN CONCRETE, THE ROD PROTRUDES 6" ABOVE GROUND.
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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 AT NORTH TOWN SECTION FIVE, CBJ-06-0041.18.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, THIS 20th DAY OF August, 2011.

W. Gary Zinke
CITY CLERK

ACCEPTED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 20th DAY OF August, 2011.

Gregory Bourque
SECRETARY

THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO LIABILITY TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT. ANY BRIDGES OR CURBWORK IN CONNECTION WITH THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, ALL BRIDGES AND CURBWORK NECESSARY TO BE CONSTRUCTED OR PLACED BY SUCH STREETS, ROADS OR OTHER PUBLIC THROUGHFARES 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 SURETY 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 SURETY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNEE 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 PLANNING OF THE SUBDIVISION IS SUBJECT TO 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 DEBRAUN, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF August, 2011, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE PLING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DAILY ENTERED IN THE BOOKS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 20th DAY OF August, 2011, A.D.

DANA DEBRAUN, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
G. Porter

STATE OF TEXAS
COUNTY OF TRAVIS

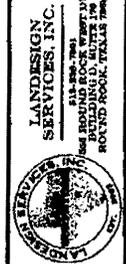
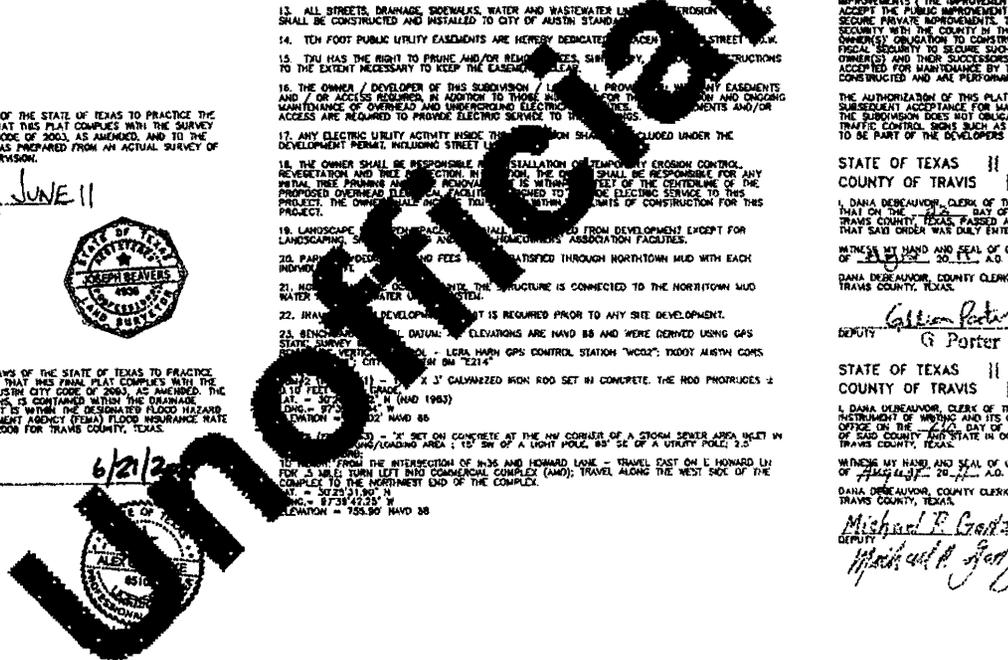
I, DANA DEBRAUN, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF August, 2011, A.D. AT 10:00 O'CLOCK A.M. OF SAID COUNTY, TEXAS, IN DOCUMENT NO. 201100746 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 20th DAY OF August, 2011, A.D.

DANA DEBRAUN, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
Michael P. Goad
Mark out R. Goad

201100146



THE LAKES AT NORTH TOWN SECTION FIVE

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| SERIALIZED | FILED |
| AUG 22 2011 | |
| AUSTIN, TEXAS | |
| COUNTY CLERK | |

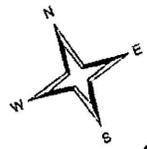
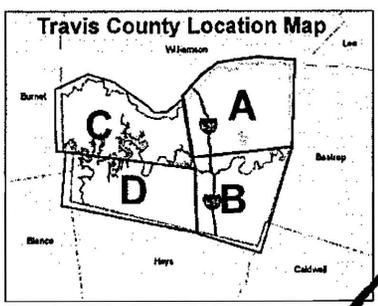
DRAWING NAME
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SHEET
2 of 2

CBJ-06-0041.6A

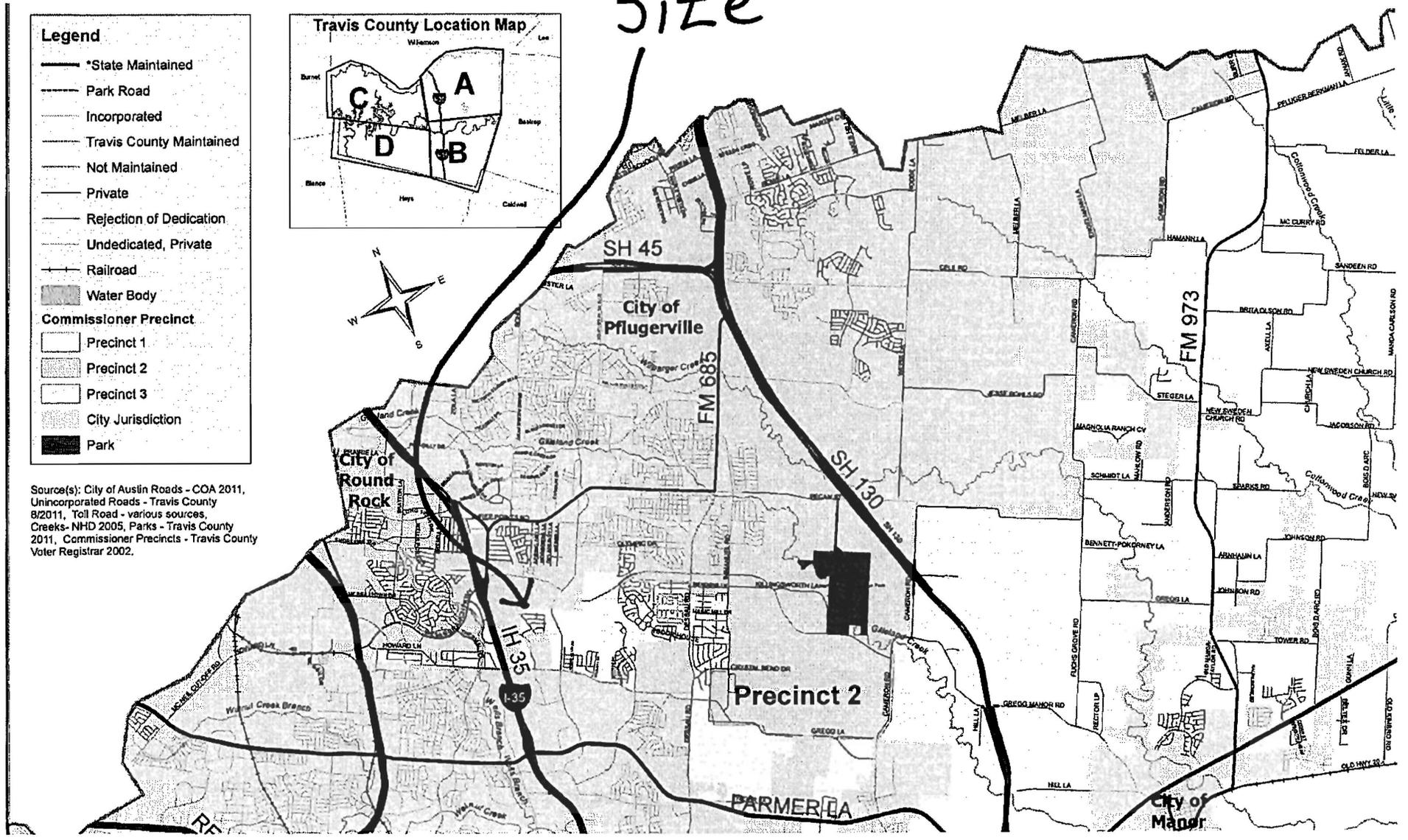
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Legend

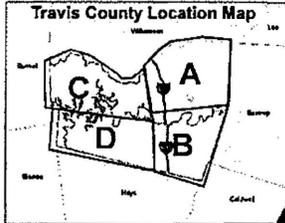
- *State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Commissioner Precinct**
- Precinct 1
- Precinct 2
- Precinct 3
- City Jurisdiction
- Park



Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks- NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.

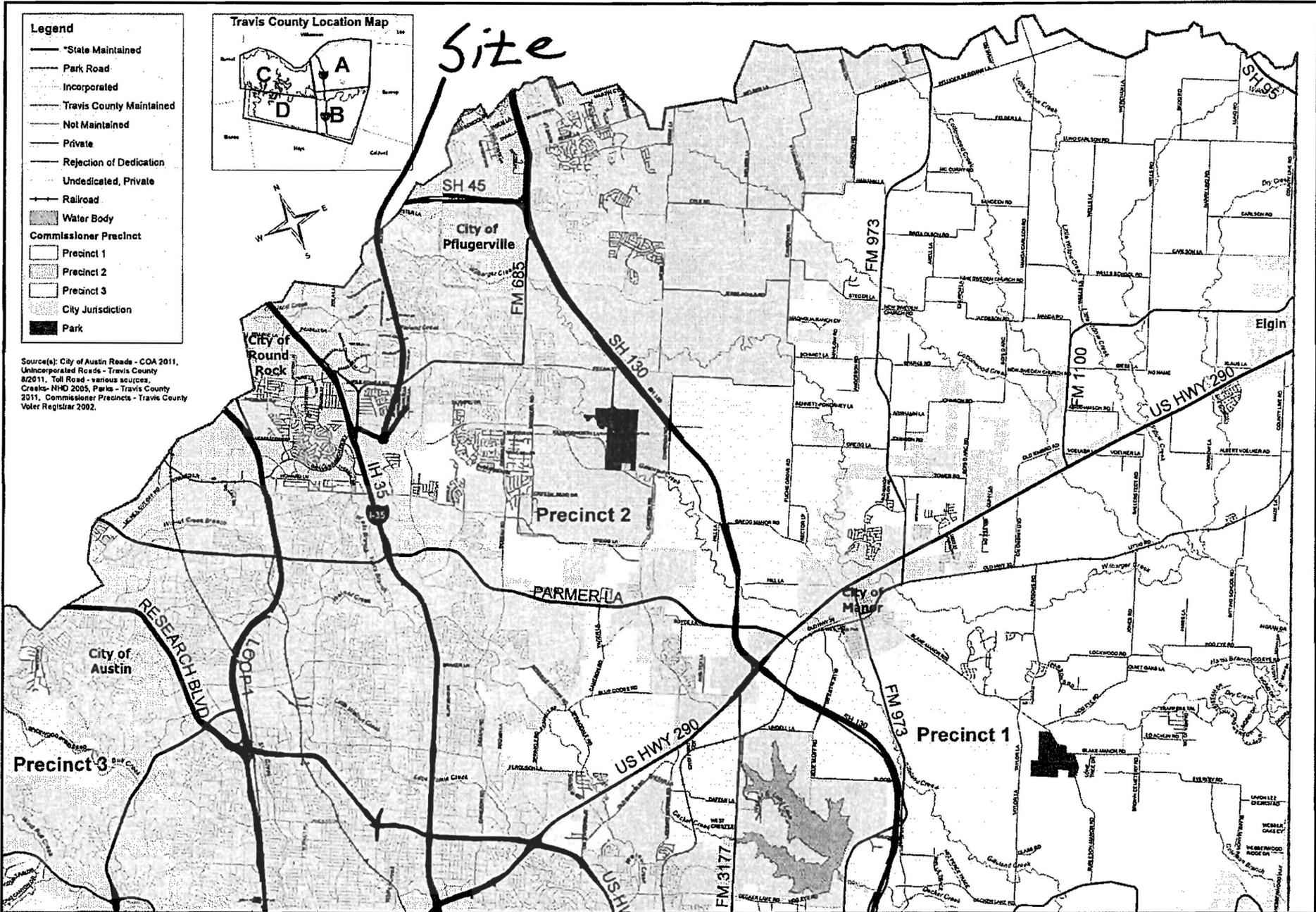


- Legend**
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 - Precinct 1
 - Precinct 2
 - Precinct 3
 - City Jurisdiction
 - City of Austin
 - City of Round Rock
 - City of Pflugerville
 - City of Manor
 - City of Elgin
 - Park



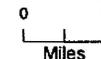
Site

Source(s): City of Austin Reads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Cretos- NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map A



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011