

**SURVEY PLAT NOTES:**

- 1). HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS97541659158).
- 2). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B.
- 3). GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.

**BENCHMARK NOTE:**

B.M. #100

DESCRIPTION: A MAG NAIL WITH WASHER SET IN LIP OF CURB, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FARLEY TRAIL, HAVING A 50' RIGHT-OF-WAY WIDTH. (± 41' SOUTHWEST OF THE NORTHWESTERLY LOT CORNER OF THE SUBJECT TRACT AND ± 170' SOUTH OF THE CENTERLINE OF BETTIS BOULEVARD, HAVING A 60' RIGHT-OF-WAY WIDTH).

**GRID COORDINATES:**

NORTHING = 10071906.6000', EASTING = 3102370.9660', ELEVATION = 568.74'

**OWNER:** VICTOR & LYDIA LUIS

**ADDRESS:** 403 FARLEY TRAIL  
ROLLINGWOOD, TEXAS 78746,

**SURVEYOR:** CHARLES M. BENSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863  
EAGLE EYE CONSTRUCTION LAYOUT  
(512) 528-5308

**ADDRESS:** 1807 S. US HIGHWAY 183  
LEANDER, TEXAS 78641

**ENGINEER:** KATIE KAM  
PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 125856  
WHEELS & WATER, LLC  
(512) 820-0070

**ADDRESS:** 2116 ROBERT BROWNING STREET  
AUSTIN, TEXAS 78723

**SUBDIVISION DETAILS**

TOTAL SUBDIVISION ACREAGE: 0.401 ACRES  
TOTAL SUBDIVISION SQUARE FOOTAGE: ± 17,450 Sq. Ft.  
TOTAL No. OF LOT(S) : ONE (1)  
TOTAL No. OF BLOCK(S): ONE (1)  
TOTAL No. OF PARKLAND DEDICATIONS: ZERO (0)  
TOTAL No. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: ZERO (0)

**SUBDIVISION LOT DETAILS**

LOT 1, BLOCK A (0.401 ACRES, ± 17,450 Sq. Ft.)

**SUBDIVISION LAND USE**

SINGLE FAMILY RESIDENTIAL

**SUBMITTAL DATE:**

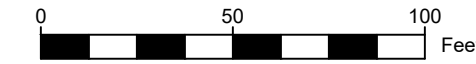
**GENERAL PLAT NOTES:**

- 1). THIS SUBDIVISION LIES WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.
- 2). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF EANES INDEPENDENT SCHOOL DISTRICT.
- 3). WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ROLLINGWOOD.
- 4). ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- 5). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO A PUBLIC WATER AND WASTEWATER SYSTEM APPROVED BY THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS.
- 6). A TEN (10) FOOT PUBLIC UTILITY, ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO THE REAR LOT LINE OF THE SUBJECT TRACT.
- 7). ALL RESTRICTIONS AND NOTES FROM THE PREVIOUSLY EXISTING SUBDIVISION (403 SUBDIVISION, RECORDED UNDER DOCUMENT No. 201100192, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS) SHALL APPLY TO THIS AMENDED PLAT.
- 8). THIS AMENDED PLAT REMOVES BUILDING SETBACK LINES.
- 9). BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CURRENT ZONING REQUIREMENTS.
- 10). THE SUBJECT TRACT SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS, DEVELOPED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED JANUARY 22, 2020 UNDER MAP No. 48453C0445K.

- ZONE "X" UNSHADED : (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVELS).

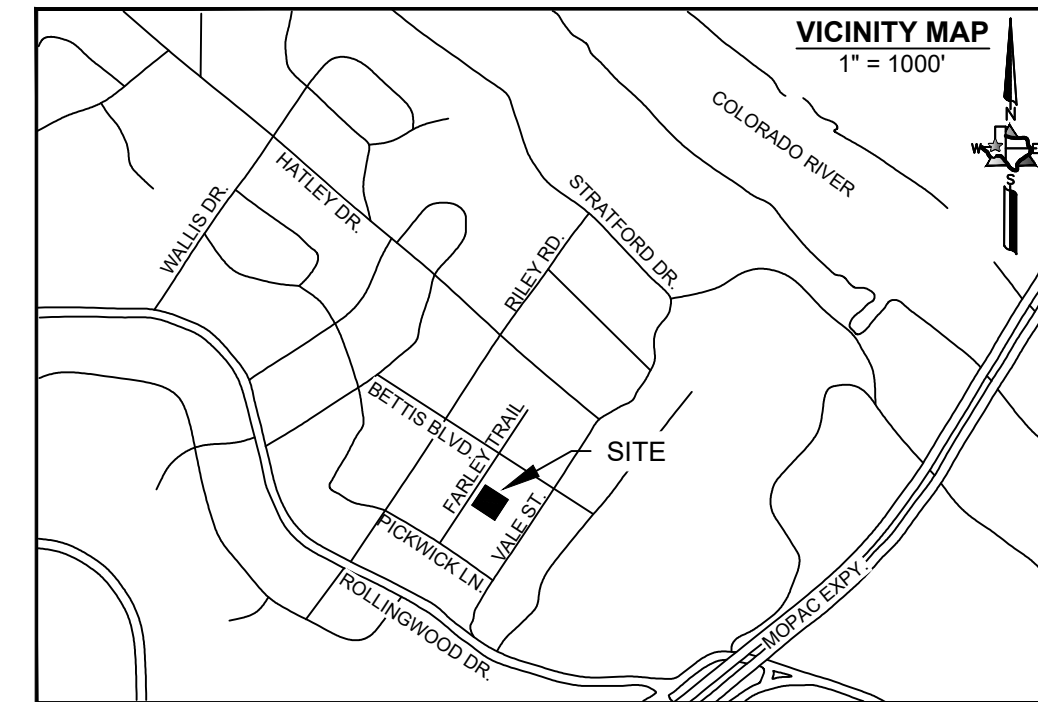
# AMENDED PLAT OF 403 SUBDIVISION

SCALE: 1" = 50'



**LEGEND**

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- RECORD CALL



STATE OF TEXAS  
COUNTY OF TRAVIS

CITY OF ROLLINGWOOD

APPROVE BY THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS.

ACTING CHAIR  
PLANNING AND ZONING COMMISSION

MIKE DYSON, MAYOR

DATE

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE, VICTOR M. LUIS AND LYDIA P. LUIS, BEING THE OWNER OF A 0.401 ACRE (APPROX. 17,450 Sq. Ft.) TRACT OF LAND, SITUATED IN THE HENRY P. HILL SURVEY No. 21, ABSTRACT No. 14, LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF LOT 1, BLOCK A, 403 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT No. 201100192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED, CONVEYED TO VICTOR M. LUIS AND SPOUSE LYDIA P. LUIS, DATED FEBRUARY 23, 2021 AND APPEARING OF RECORD UNDER DOCUMENT No.(s) 2021036145 AND 2021037593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

**AMENDED PLAT OF 403 SUBDIVISION**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS AND AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VICTOR M. LUIS  
403 FARLEY TRAIL  
ROLLINGWOOD, TEXAS 78746

LYDIA P. LUIS  
403 FARLEY TRAIL  
ROLLINGWOOD, TEXAS 78746

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

VICTOR M. LUIS AND LYDIA P. LUIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, COUNTY 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 \_\_\_\_\_, 2021.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER

DOCUMENT No. \_\_\_\_\_

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**ENGINEER'S CERTIFICATION  
STATE OF TEXAS**

I, KATIE KAM, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH THE CITY OF ROLLINGWOOD CODE OF ORDINANCES.

KATIE KAM, PHD, PE  
TEXAS REGISTRATION No. 125856  
WHEELS & WATER LLC

**SURVEYOR'S CERTIFICATION  
STATE OF TEXAS**

I, CHARLES M. BENSON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEYING WORK BEING SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH THE CITY OF ROLLINGWOOD CODE OF ORDINANCES.

PRELIMINARY, FOR REVIEW ONLY

CHARLES M. BENSON, R.P.L.S.  
TEXAS REGISTRATION No. 4863  
EAGLE EYE CONSTRUCTION LAYOUT

DATE: 05/21/2021



1807 S. US HIGHWAY 183  
LEANDER, TEXAS 78641  
(512) 528-5308

WEB: eecl.us  
EMAIL: eagle@eecl.us

T.B.P.L.S. FIRM  
#10194139

PROJECT:  
403 SUBDIVISION  
CLIENT:  
VICTOR LUIS

DATE: 06/29/2021

SCALE: 1" = 30'

BY: rc/emb

SHEET  
01 of 02