



PLAT DOCUMENT# _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Amended Plat of Lots 3 and 4
Block E Northwest Hills Lakeview II

OWNER'S NAME: Jamil Boukarin

RESUBDIVISION?(YES/NO) NO

ADDITIONAL RESTRICTIONS/COMMENTS:

Document #2000149072

RETURN: **Aneseia Carnes**
COA
505 Barton Springs RD
Austin, TX 78704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

09-18-2000 01 28 PM 200000290
STRONGL \$56 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

AMENDED PLAT OF LOTS 3 AND 4, BLOCK E, NORTHWEST HILLS LAKEVIEW II

STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS }

Know All Men By These Presents:

That Jamil Boukarim, owner of 6.235 acres, consisting of Lot 4, Block E, Northwest Hills Lakeview II, a subdivision of record in Volume 84, Page 76C of the Plat Records of Travis County, Texas, conveyed by deed of record in Volume 12324, Page 810 of the Real Property Records of Travis County, Texas; and being the owner of Lot 3, Block E, Northwest Hills Lakeview II, conveyed by deed of record in Document No. 19902330 of the Official Public Records of Travis County, Texas.

Do hereby amend said Lots for the sole purpose of moving the common lot lines, pursuant to Chapter 212.016 of the Texas Local Government Code, to be known as

The Amended Plat of Lots 3 and 4, Block E, Northwest Hills Lakeview II

according to the map or plat attached hereto, and do hereby dedicate to the public the use of all streets or easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS OURS HANDS AS DATED BELOW:

Jamil Boukarim, Notary Public in and for the State of Texas, My Commission Expires: 10 FEB 2001

STATE OF TEXAS } COUNTY OF TRAVIS }

Before me, the undersigned authority, on this day personally appeared Jamil Boukarim, 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 purpose therein expressed and in the capacity as therein stated.

GIVEN UNDER MY HAND THIS 1st DAY OF SEPTEMBER, 2000.

Bathsheba Turner, Notary Public in and for the State of Texas, My Commission Expires: 10 FEB 2001

THE STATE OF TEXAS } COUNTY OF TRAVIS }

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF Sept. A.D. 2000 AT 1:28 O'CLOCK P.M., AND DULY RECORDED ON THE 18th DAY OF Sept. A.D. 2000 AT 1:28 O'CLOCK P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NO. 20000290

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 18th DAY OF Sept. 2000 A.D.

DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, BY L. Strong, DEPUTY

FILED FOR RECORD, AT 1:28 O'CLOCK P.M., THIS 18th DAY OF Sept. 2000 A.D.

DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, BY L. Strong, DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS 1st DAY OF September, 2000.

APPROVED FOR ACCEPTANCE:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS

THIS THE 7th DAY OF September, 2000, A.D. Alice Glasco, Director, Development Review and Inspection Department, City of Austin

Surveyors Certification

I, Robert C. Watts, Jr., an authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of Title 25 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

No portion of this property is within the 100 year floodplain according to FEMA Panel No. 48453C0200 E, dated June 18, 1993.

Robert C. Watts, Jr., R.P.L.S. #4995, Chaparral Professional Land Surveying, Inc., 510 South Congress Ave., Suite B-100, Austin, Texas 78704



8-30-00

PLAT NOTES:

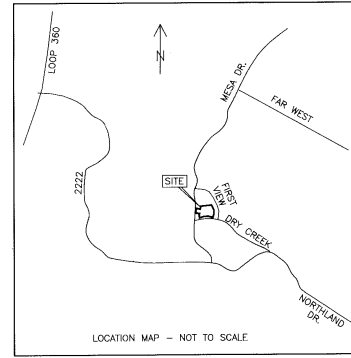
- 1. No lot in this subdivision shall be occupied until connection is made to an approved public water supply and wastewater disposal system. Water and Wastewater service is provided by the City of Austin.
2. Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and Specifications shall be presented to the City of Austin, Water and Wastewater Department for review.
3. Public sidewalks, built to City of Austin standards, are required along the following streets upon construction of curb and gutter by the City of Austin and as shown by a dotted line on the face of the plat. Mesa Drive and Dry Creek Drive. Failure to construct the required sidewalks may result in the withholding of Certificate of Occupancy, building permit, or utility connections by the governing body or utility company, LDC Section 25-6-351.
4. All building setbacks shall be in accordance with the City of Austin Zoning Ordinance.
5. This subdivision is located in the Dry Creek Watershed, which is classified as water supply suburban, class II.
6. Prior to construction, except detached single family or duplex, on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
7. 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 25-8, Subchapter B of the City of Austin Land Development Code.
8. The owner/developer of this subdivision/lot shall provide the Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
9. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet of the center line of the overhead electrical facilities designed to provide electric service to this project. Austin Energy work shall also be included within the limits of construction for this project.
10. All signs shall comply with the Austin Sign Ordinance.
11. Erosion/Sedimentation controls are required for all construction on each lot, including single-family and duplex construction, pursuant to Section 25-8-181, LDC.
13. All restrictions and notes from the previous existing subdivision, Northwest Hills Lakeview II, shall apply to this amended/resubdivision plat.
14. Cut and Fill Note: All lots shall have cuts and/or fills of less than four (4) feet.
15. Water Quality Controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to Land Development Code (LDC) Section 25-8-211.



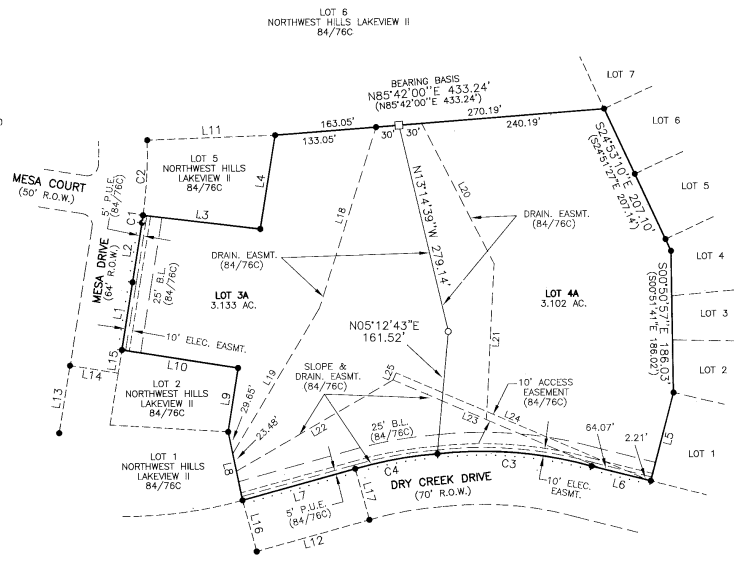
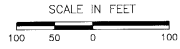
Professional Land Surveying, Inc. Surveying and Mapping, 510 South Congress Ave., Suite B-100, Austin, Texas 78704, 512-476-7103

PROJECT NO.: 40-99015, DRAWING NO.: 40-0101, PLOT DATE: 08/30/00, PLOT SCALE: 1"=100', DRAWN BY: RCW, SHEET 01 OF 02

AMENDED PLAT OF LOTS 3 AND 4, BLOCK E,
NORTHWEST HILLS LAKEVIEW II



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR W/ CAP SET
 - SIDEWALK LOCATION
 - CONCRETE MONUMENT SET



SHINOAK VALLEY SECTION ONE 77/66 T.C.P.R.

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	N09°06'57\"E	90.06'	(N09°10'00\"E 90.00')
L2	N09°09'19\"E	79.03'	(N09°10'00\"E 79.02')
L3	S83°02'22\"E	155.33'	(S83°02'34\"E 155.20')
L4	N09°09'46\"E	125.05'	(N09°10'00\"E 125.00')
L5	S14°33'23\"W	119.98'	(S14°36'00\"W 119.94')
L6	N75°37'06\"W	80.26'	(N75°24'00\"W 80.00')
L7	S74°34'51\"W	153.61'	(S74°36'00\"W 153.61')
L8	N11°39'07\"W	92.29'	(N11°34'20\"W 92.24')
L9	N08°59'55\"E	84.95'	(N09°10'00\"E 85.00')
L10	N80°53'26\"W	154.66'	(S80°50'00\"E 155.00')
L11	N88°03'06\"E	168.24'	(N88°04'30\"E 168.11')
L12	S74°35'42\"W	153.57'	(S74°38'00\"W 153.61')
L13	N09°14'20\"E	89.90'	(N09°10'00\"E 90.00')
L14	S80°47'28\"E	64.33'	
L15	N09°12'34\"E	30.89'	
L16	S15°21'19\"E	69.94'	
L17	S15°19'18\"E	69.97'	

NUMBER	DELTA	BEARING	RADIUS	ARC	CHORD	(RECORD)
C1	00°57'49\"	N08°07'10\"E	597.00	10.04	10.04	(N08°41'12\"E 10.00')
C2	09°31'16\"	N03°26'32\"E	597.00	99.20	99.09	(N03°26'39\"E 99.14')
C3	22°04'11\"	N85°07'42\"W	530.00	204.15	202.89	(N85°08'26\"W 203.02')
C4	11°53'11\"	S79°58'59\"W	530.00	109.95	109.76	(S79°51'34\"W 110.00')
C5	34°02'15\"	S89°39'23\"W	530.00	314.85	310.25	

EASEMENT COURSES

NUMBER	DIRECTION	DISTANCE
L18	S17°30'00\"W	250.03'
L19	S31°00'00\"W	222.21'
L20	S27°00'00\"E	208.00'
L21	S03°00'00\"W	205.00'
L22	N59°59'60\"E	238.10'
L23	S66°38'18\"E	298.00'
L24	N66°38'18\"W	361.28'
L25	S23°21'42\"W	10.00'

Walter Walls
8-30-00



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.:	40-99015
DRAWING NO.:	40-1501
PLOT DATE:	08/30/00
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DRAWN BY:	PRB
SHEET	01 OF 02