



PLAT DOCUMENT # \_\_\_\_\_

# PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: ROSAS SUBDIVISION

OWNERS NAME: BENJAMIN ROSAS

RESUBDIVISION? YES  NO

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

CITY OF AUSTIN  
505 BARTON SPRINGS 4<sup>TH</sup> FLOOR  
AUSTIN TX 78704

## PLAT FILE STAMP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2007 Mar 13 12:13 PM 200700074

BENAVIDESV \$38.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

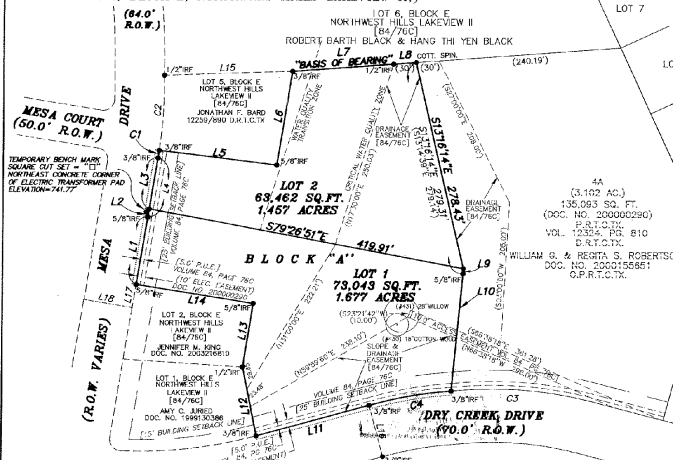
1.13.07 \$33800

2007 00074

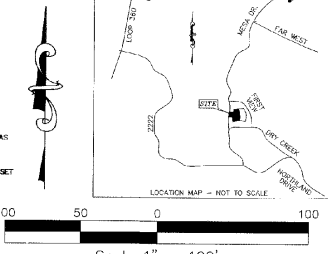
# FINAL PLAT OF ROSAS SUBDIVISION

(A RESUBDIVISION OF LOT 3A, OF THE AMENDED PLAT OF LOTS 3 & 4, BLOCK E, NORTHWEST HILLS LAKEVIEW II.)

BASS OF ELEVATION:  
CITY OF AUSTIN BENCH MARK -- REFERENCE: FIELD BOOK 4005, PAGE 12  
DESCRIPTION: "TRIANGLE" ON TOP OF CURB BIT AT SOUTHWEST CORNER  
OF CAL MOUNTAIN DRIVE AT EDGE MOUNTAIN DRIVE.  
ELEVATION = 822.98'



**LEGEND**  
[ ] = RECORD DATA PER VOLUME 84, PAGE 786  
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PATENT - PLAT RECORDS TRAVIS COUNTY TEXAS  
BATHYMETRY - DEED RECORDS TRAVIS COUNTY TEXAS  
BATHYMETRY - REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS  
- PROPERTY LINE  
- ROCK FOUND (SIZE AND TYPE NOTED)  
- 5/8" INCH IRON ROD W/ 1/4" DIA. DIAMETER YELLOW PLASTIC CAP STAMPED "CM&N-453" SET  
- LOT SPITTLE FRAME  
- SIDEWALK LOCATION



Scale 1" = 100'

NUMBER	DIRECTION	DISTANCE	LINE DATA
L1	N06°07'17"E	80.04	(N09°06'57"E 30.08') (N09°10'00"E 90.00')
L2	N06°07'29"E	88.00	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L3	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L4	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L5	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L6	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L7	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L8	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L9	S13°10'14"E	0.89	(S13°14'39"E 2.79,14')
L10	S00°13'51"W	161.42	(S08°12'43"W 161.52')
L11	S74°34'28"W	153.58	(S74°34'31"W 153.61')
L12	N06°07'17"E	80.04	(N09°06'57"E 30.08') (N09°10'00"E 90.00')
L13	N06°07'29"E	88.00	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L14	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L15	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L16	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L17	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')
L18	N06°09'29"E	79.04	(N09°09'19"E 79.04') (N09°10'00"E 90.00')

NUMBER	BELLA	TANGENT	BEARING	RADIUS	ARC	CHORD
MEASURED	00°57'51"	5.02'	N06°08'09"E	597.00'	10.05'	10.05'
(DOC. NO. 200000296)C1	(0057497)		(S97.00')	(10.04')	(10.04')	(10.04')
(84786)			(N08°41'12"E)			
MEASURED	09°31'10"	49.71'	N03°25'30"E	597.00'	99.19'	99.08'
(DOC. NO. 200000296)C2	(0931167)		(N03.26.32"E)	(597.00')	(99.20')	(99.09')
(84786)			(N05.29.39"E)			(99.14')
MEASURED	00°00'00"		(N09°07'42"W)	(530.00')	(204.15')	(202.89')
(DOC. NO. 200000296)C3	(2204117)		(N09.07.42"W)	(530.00')	(204.15')	(202.89')
(84786)			(N09.07.42"W)			(202.89')
MEASURED	11°53'06"	55.17'	S79°57'29"W	530.00'	108.94'	108.74'
(DOC. NO. 200000296)C4	(1153111)		(S79.58.29"W)	(530.00')	(109.76')	(109.76')
(84786)			(S79.59.34"W)			(110.00')

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
KNOW ALL MEN BY THESE PRESENTS:  
THAT BENJAMIN ROSAS, OWNER OF LOT 3A OF AMENDED PLAT OF LOTS 3 & 4, BLOCK E, NORTHWEST HILLS LAKEVIEW II, A SUBDIVISION OF RECORD IN (DOC. NO. 200000296), PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOC. NO. 2000154783 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH SECT. 212, OF THE LOCAL GOVERNMENT CODE DOES HEREBY RESUBDIVIDE SAID LOT 3A ACCORDING TO THE MAP OR PLAT ATTACHED HERETO TO BE KNOWN AS THE ROSAS SUBDIVISION AND DOES 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 MY HANDS AS DATED BEFORE:  
*Benjamin Rosas*  
BENJAMIN ROSAS  
6507 ESTER BLVD. SUITE 109  
AUSTIN, TEXAS 78759

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENJAMIN ROSAS, 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 13 DAY OF FEBRUARY, 2006.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
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 13 DAY OF FEBRUARY, A.D. 2006 AT 10:00 O'CLOCK A.M. AND DULY RECORDED IN VOLUME 84, PAGE 786 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL GOVERNMENT CODE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 13 DAY OF FEBRUARY, 2006.

DANA DEBEAUVOR, COUNTY CLERK OF TRAVIS COUNTY, TEXAS.  
BY: *V. BENAVIDES*  
DEPUTY

MY COMMISSION EXPIRES: JAN. 28, 2008

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS 20th DAY OF February, 2006.

APPROVED FOR ACCEPTANCE:  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS.  
THIS THE 20th DAY OF February, 2006, A.D.

*Betty Blue* CHAIRPERSON  
*Carl D.* SECRETARY

*Victoria Hau P.E.* Director  
Waterhed Protection & Development Review Department.  
City of Austin.

ENGINEERS CERTIFICATION:  
I, GEORGE A. GONZALEZ, JR., A CIVIL ENGINEER, REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF HIS KNOWLEDGE, THIS PLAT IS COMPLETE, ACCURATE AND MEETS ALL REQUIREMENTS OF THE CITY OF AUSTIN, LAND DEVELOPMENT CODE. (REF. 25-8-152).

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF 2005. THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL #453030200 FOR TRAVIS COUNTY, TEXAS DATED JUNE 16, 1993.

*George A. Gonzalez Jr.* 02/13/2006  
GEORGE A. GONZALEZ, JR.  
2805 JONES ROAD, SUITE 701  
AUSTIN, TEXAS 78745

SURVEYORS CERTIFICATION:  
I, JUAN M. CANALES, JR., AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, HEREBY STATE 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.

*Juan M. Canales Jr.* 02-13-07  
JUAN M. CANALES, JR., R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4453

- PLAT NOTES:**
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
  - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
  - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS UPON CONSTRUCTION OF CURB AND GUTTERS BY THE CITY OF AUSTIN AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MESA DRIVE AND DRY CREEK DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTIONS BY THE GOVERNING CITY OR UTILITY COMPANY, LDC 25-8-351.
  - ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
  - THIS SUBDIVISION IS LOCATED IN THE DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS WATER SUPPLY SUBURBAN, CLASS 1, WATERSHED.
  - 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.
  - 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.
  - THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED ON THE PLAT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC SERVICE 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 AUSTIN LAND DEVELOPMENT CODE.
  - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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.
  - ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
  - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING DETACHED SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-303, AND EGM APPENDIX P-5.
  - ALL DRAINAGE AND WATER QUALITY EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OF HIS ASSIGNS.
  - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
  - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE AND WATER QUALITY PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. THE OWNER SHALL COMPLY WITH THE TWO-YEAR DETENTION POND FOR THE CONTROL OF EROSION IN ACCORDANCE LDC SECTION 25-7-61.
  - THE FOLLOWING SINGLE FAMILY LOTS 1 & 2, CONTAIN SLOPES IN EXCESS OF 15% AND DEVELOPMENT ON SAID LOTS IS RESTRICTED PER LAND DEVELOPMENT CODE (LDC 25-8-303).
  - ALL BUILDINGS FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD AND SUCH DESIGNS SHALL BE PLACED ON FILE WITH THE CITY OF AUSTIN ENGINEERING DEPARTMENT.
  - NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR (4) FEET IN DEPTH EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR (4) FEET.
  - FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY LOOK-DRIVEWAY GRADIES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
  - WATER QUALITY CONTROL IS REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, LDC SECTION 25-8-303.
  - ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS: NO FILL SHALL BE ALLOWED IN THE FLOOD PLAN ON THIS LOTS EXCEPT BY SEPARATE PERMIT.  
LOT BLOCK MINIMUM FINISHED FLOOR ELEVATIONS (TO NEAREST FOOT)  
1 A 700.00'  
2 A 703.00'
  - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSOR AND ASSIGNS, ASSUMES RESPONSIBILITY FOR 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  - BY APPROVING THIS PLAT THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
  - ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, LOTS 3 AND 4, BLOCK E, NORTHWEST HILLS LAKEVIEW II, SHALL APPLY TO THIS AMENDED/RESUBDIVISION PLAT.

CM&N  
CANALES, MARTINEZ & NASH SURVEYING COMPANY  
9027 Northgate Blvd.  
Suite 141  
Austin, Texas 78758  
Tel 512-834-1500  
Fax 512-834-1759

FINAL PLAT OF  
ROSAS SUBDIVISION  
(A RESUBDIVISION OF LOT 3A, OF THE AMENDED PLAT OF LOTS 3 & 4, BLOCK E, NORTHWEST HILLS LAKEVIEW II.)

FILE NO. 20150  
DATE: 02/13/2006  
DESIGNED: \*  
DRAWN: E.L.E.O.S.  
CHECKED: J.M.C.  
SCALE: 1"=100'  
Sheet: 1 of 1

CASE NUMBER: C8-06-0198.0A