AMENDED PLAT OF LOT 376, LOT 377, & A PORTION OF LOT 378, LAKEWAY SECTION THREE

STATE OF TEXAS §
KNOW ALL BY THESE PRESENTS:
COUNTY OF TRAVIS §

That We, ANDREW M. CAPLAN AND LEAH B. CAPLAN, being owners of Lot 376, Lot 377, and 0.21 acres of Lot 378, Lakeway Section Three, a subdivision situated in Travis County, Texas and recorded in Volume 22, Page 20 of the Plat Records of Travis County, Texas, conveyed to us by Special Warranty Deed recorded in Document Number 2018144825 of the Official Public Records of Travis County, Texas, do hereby amend said Lot 376, Lot 377, and 0.21 acre of Lot 378, in accordance with the attached map or plat to be known as:

AMENDED PLAT OF LOT 376, LOT 377, & A PORTION OF LOT 378, LAKEWAY SECTION THREE

and do hereby dedicate to the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and considerations therein expressed.

Witness my hand this ___ day of _____, 20___.

_____
ANDREW M. CAPLAN
3704 NEWHOUSE ST.
HOUSTON, TEXAS 77019

_____
LEAH B. CAPLAN
3704 NEWHOUSE ST.
HOUSTON, TEXAS 77019

STATE OF TEXAS §
KNOW ALL BY THESE PRESENTS:
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared ANDREW M. CAPLAN and LEAH B. CAPLAN, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and that they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand this ___ day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
Printed Name of Notary

My Commission Expires:_____

STATE OF TEXAS §
KNOW ALL BY THESE PRESENTS:
COUNTY OF TRAVIS §

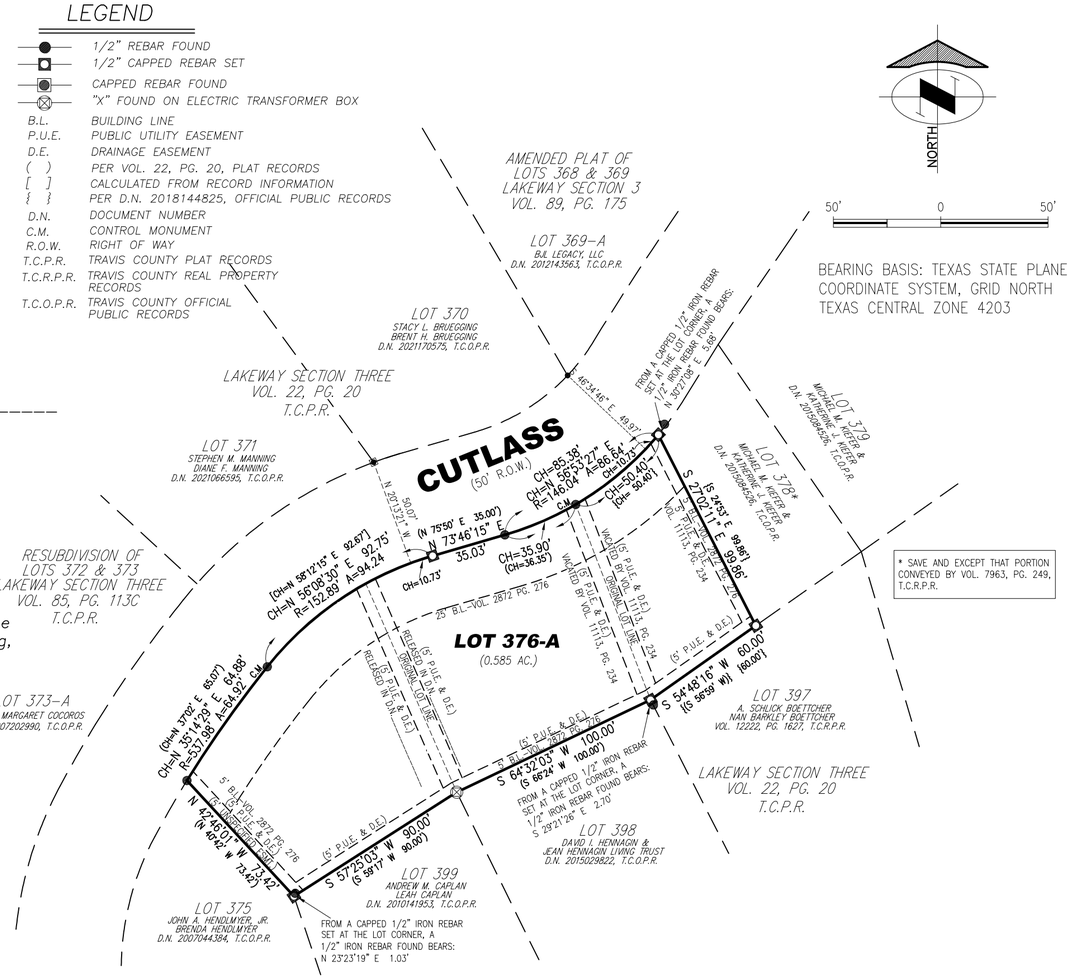
I, VICTOR M. GARZA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND COMPLIES WITH SURVEYING PORTIONS OF THE CURRENT CITY OF ROLLINGWOOD CODE OF ORDINANCES.

_____ Date: 03/14/22
Victor M. Garza
Registered Professional Land Surveyor No.4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-9845

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 – Office 512*458-6969

REVISED:

JOB #: B0106222_PLAT
DATE: 03/14/2022
SCALE: 1"= 50'



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH TEXAS CENTRAL ZONE 4203

* SAVE AND EXCEPT THAT PORTION CONVEYED BY VOL. 7963, PG. 249, T.C.R.P.R.

OWNER(S):	ANDREW CAPLAN & LEAH CAPLAN
ADDRESS:	3704 NEWHOUSE ST. HOUSTON, TEXAS 77019
TOTAL ACREAGE:	0.585 OF AN ACRE
SURVEY:	G. LOHMANN SURVEY NO. 538 ABST. 306
NUMBER OF LOTS AND PROPOSED USE:	1 RESIDENTIAL LOT
DATE:	MARCH 14, 2022
SURVEYOR:	B & G SURVEYING, INC.
PHONE:	(512) 458-6969

GENERAL NOTES

1) THIS AMENDED PLAT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF LAKEWAY SETCION THREE, RECORDED IN VOLUME 22, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 2872, PG.276, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

2) ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48453C0385J, DATED JANUARY 22, 2020, THE PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOODPLAIN.

EACH AND EVERY ON-SITE WASTEWATER FACILITY INSTALLED WITHIN THE LOWER COLORADO RIVER AUTHORITY'S WATER QUALITY ZONE OR WITHIN THE CITY OF LAKEWAY, AS THEY RELATE TO THIS SUBDIVISION, MUST BE PERMITTED, INSPECTED, AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS, AND REQUIREMENTS OF THE TEXAS COMMISION ON ENVIRONMENTAL QUALITY AND THE LCRA AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. CERTAIN SINGLE FAMILY RESIDENTIAL LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS, DUE TO TOPOGRAPHICAL, GEOLOGICAL, AND WATER WELL CONSIDERATIONS.

_____ _____
LOWER COLORADO RIVER AUTHORITY DATE

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE SERVICE AREA OF LAKEWAY MUNICIPAL UTILITY DISTRICT AND HAS WATER SERVICE AVAILABLE.

_____
PRESIDENT TO THE BOARD
LAKEWAY MUNICIPAL UTILITY DISTRICT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY, TEXAS, AND IS HEREBY APPROVED AND AUTHORIZED FOR RECORD ON THIS THE _____ DAY OF _____, 20___ A.D.

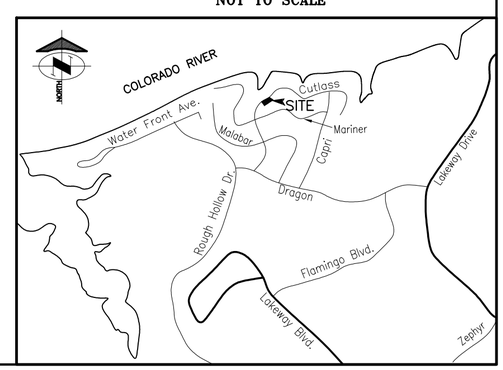
_____
CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I REBECCA GUERRERO, 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 _____, ____ A.D. AT _____ O'CLOCK __M., AND DULY RECORDED ON THE ___DAY OF _____, ____ A.D. AT _____ O'CLOCK __M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20__, A.D.

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

VICINITY MAP
NOT TO SCALE