

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT, HODGSON 2017 PARTNERSHIP LTD, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 0.4446 ACRES BEING ALL OF A 0.3800 ACRE TRACT OUT OF THE HENRY P. HILL LEAGUE IN THE VILLAGE OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS, AND ALL OF TRACT A, ROLLINGWOOD PARK ESTATES, A SUBDIVISION RECORDED IN VOLUME 75, PAGE 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BOTH CONVEYED TO US BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2019017446, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE PURSUANT TO THE CITY OF ROLLINGWOOD CODE OF ORDINANCES AND CHAPTER 212, OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS

**FINAL PLAT OF:  
2514 ROLLINGWOOD DRIVE  
SUBDIVISION**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

BY: \_\_\_\_\_, MANAGING MEMBER  
HODGSON 2017 PARTNERSHIP LTD, A TEXAS LIMITED PARTNERSHIP  
114 FLYING SCOT  
LAKEWAY, TEXAS 78734

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, OF HODGSON 2017 PARTNERSHIP LTD, A TEXAS LIMITED PARTNERSHIP KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: \_\_\_\_\_)

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

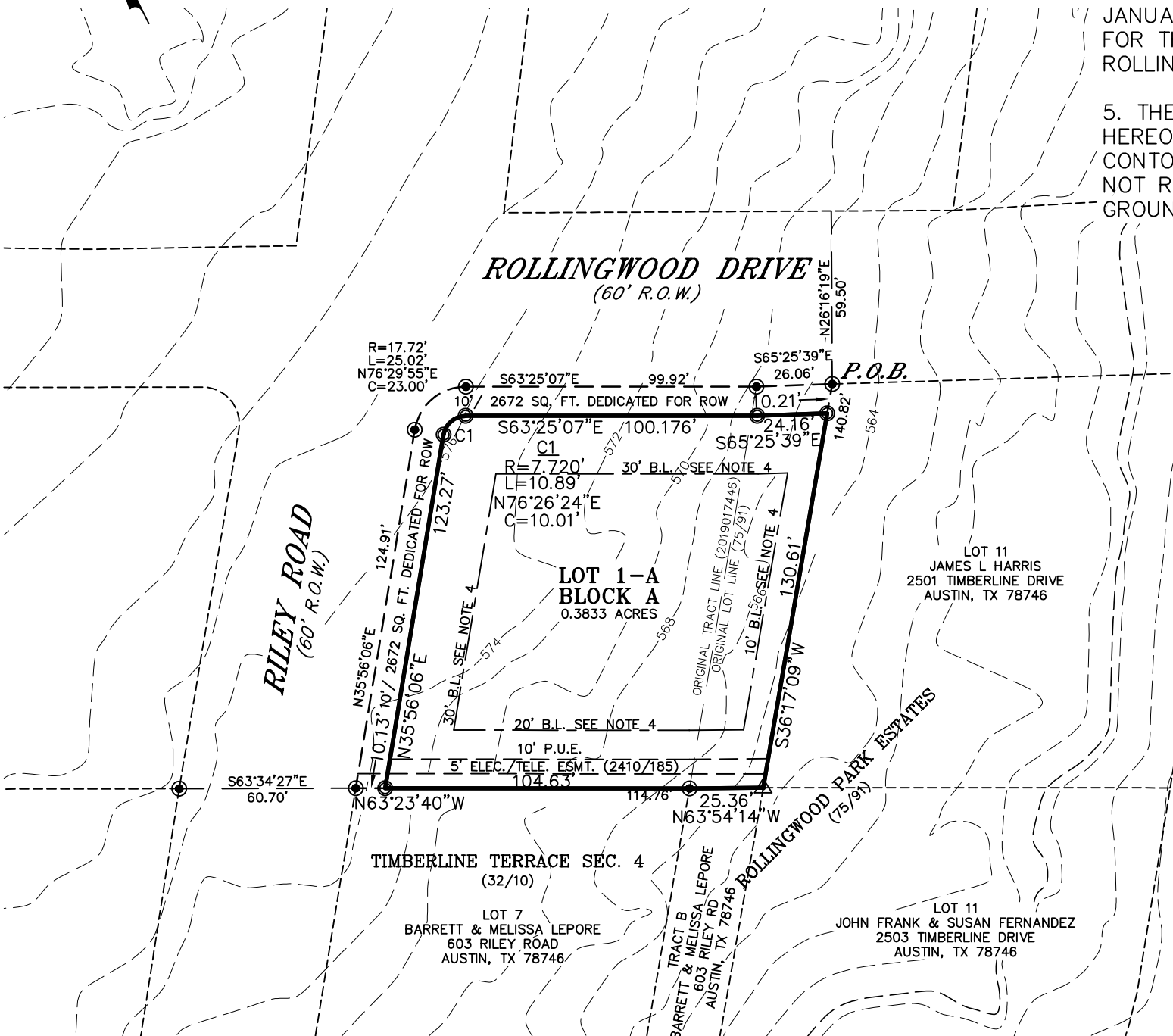
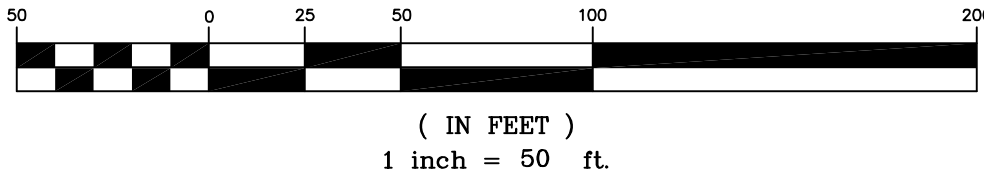
I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF ROLLINGWOOD CODE OF ORDINANCES, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN AUGUST OF 2019

HERMAN CRICHTON, R.P.L.S. 4046  
SURVEYING BY:  
Crichton and Associates  
TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
(512) 244-3395  
Orders@CrichtonandAssociates.com

DATE:  
PREPARATION DATE SEPTEMBER 3, 2019  
BEARING BASIS  
TEXAS STATE PLANE  
GRID COORDINATE (NAD83)  
TEXAS CENTRAL ZONE (4203)

**FINAL PLAT OF:  
2514 ROLLINGWOOD DRIVE  
SUBDIVISION**

**GRAPHIC SCALE**



**NOTES:**

- 1) NO BUILDINGS ON LOTS WITHIN THE SUBJECT SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER SYSTEMS OR OTHER SYSTEMS APPROVED BY THE CITY OF ROLLINGWOOD
- 2) ALL WATER AND WASTEWATER FACILITIES REQUIRED FOR SERVICE TO THE SUBJECT SUBDIVISION SHALL BE IN PLACE BEFORE ANY TAPS ARE SOLD FOR ANY LOT.
- 3) THIS PLAT SHOWS ALL EXISTING PLOT-ABLE EASEMENTS REFERENCED IN AUSTIN TITLE COMPANIES TITLE COMMITMENT NO. AUT-22-668-AUT1900053HUNZIK
- 4) THE FRONT YARD OF EACH LOT SHALL HAVE A MINIMUM DEPTH OF 30 FEET. FOR PURPOSES OF THIS SUBSECTION, "QUALIFIED BUILDING" MEANS EITHER A MAIN BUILDING, A GARAGE, OR A COVERED FRONT PORCH OR COVERED FRONT TERRACE.

THE SIDE YARD OF EACH LOT SHALL HAVE A MINIMUM WIDTH OF:

TEN FEET, WHEN THE LOT ABUTS ANOTHER LOT, EXCEPT THAT THE SUM TOTAL OF THE TWO SIDE YARDS OF ANY LOT SHALL NOT BE LESS THAN 25 FEET;

THIRTY FEET, WHEN THE LOT BORDERS A STREET

TWENTY FEET, WHEN TWO LOTS EXTEND THE LENGTH OF ONE BLOCK AND HAVE ABUTTING REAR LOT LINES.

FOR PURPOSES OF THIS SECTION, THE TERM "QUALIFIED BUILDING" MEANS A MAIN BUILDING OR ACCESSORY BUILDING.

THE REAR YARD OF EACH LOT SHALL HAVE A MINIMUM DEPTH OF 20 FEET. FOR PURPOSES OF THIS SUBSECTION, "QUALIFIED BUILDING" MEANS AN ACCESSORY BUILDING, OR A MAIN BUILDING OR ANY PROJECTION THEREOF OTHER THAN A PROJECTION OF UNCOVERED STEPS, UNENCLOSED BALCONIES OR UNENCLOSED PORCHES.

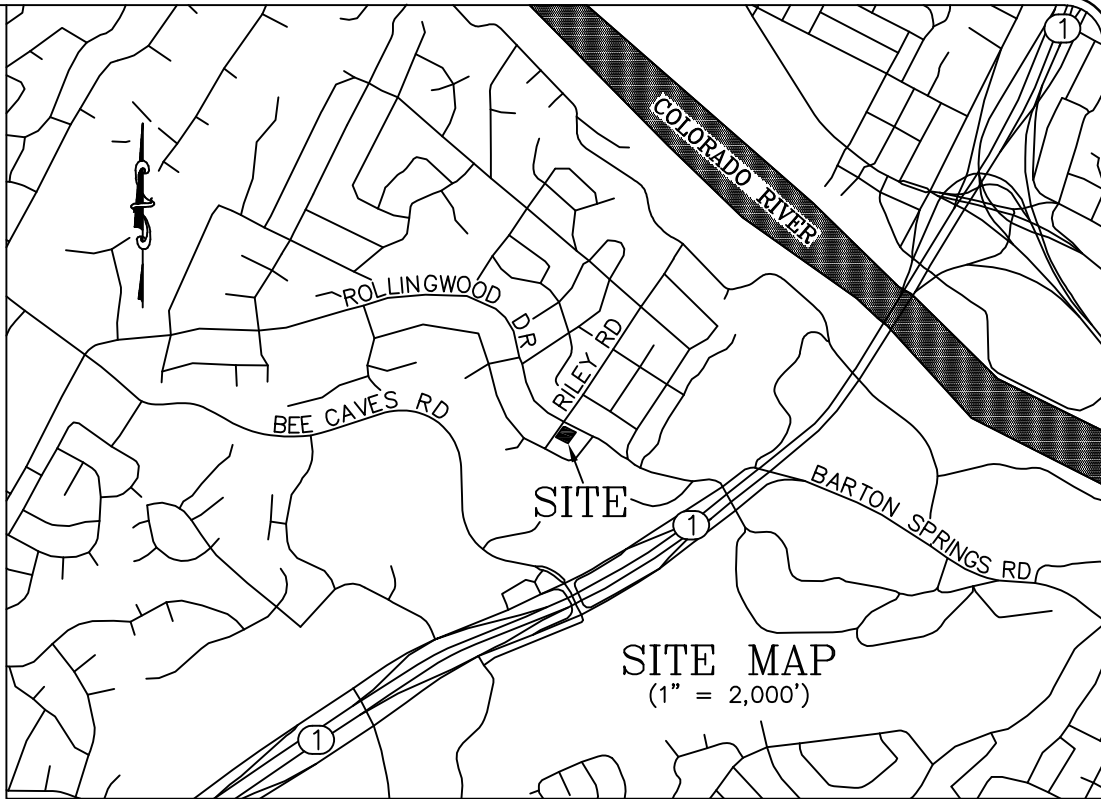
THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TEXAS ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

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

\_\_\_\_\_  
CHAIR, PLANNING & ZONING COMMISSION  
CITY OF ROLLINGWOOD, TEXAS

\_\_\_\_\_  
MAYOR, CITY OF ROLLINGWOOD, TEXAS

1. TOTAL ACRES: 0.446
2. TOTAL NUMBER OF LOTS: 1
3. 0 LF OF NEW STREET
4. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 48453C0445J EFFECTIVE JANUARY 6, 2016 PREPARED FOR THE CITY OF ROLLINGWOOD
5. THE TOPOGRAPHY SHOWN HEREON IS PER RECORD CONTOUR MAPS AND DOES NOT REPRESENT AN ON THE GROUND SURVEY.



**FIELD NOTES**

**FIELD NOTES FOR 0.4446 ACRES BEING ALL OF A 0.3800 ACRE TRACT OUT OF THE HENRY P. HILL LEAGUE IN THE VILLAGE OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS, AND ALL OF TRACT A, ROLLINGWOOD PARK ESTATES, A SUBDIVISION RECORDED IN VOLUME 75, PAGE 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS BEING THE SAME TRACT CONVEYED TO HODGSON 2017 PARTNERSHIP, LTD. IN DOC. NO. 2019017446, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin found on the South R.O.W. of Rollingwood Drive being the North common corner of said Tract A and Lot 11 of said Rollingwood Park Estates for the Northeast corner of this tract and the **POINT OF BEGINNING**.

THENCE S36°17'09"W, a distance of 140.82 feet to a 1/2" iron pin found at the South common corner of said Tract A and Lot 11, also being the North common corner of Tract B and Lot 10 of said Rollingwood Park Estates for the Southeast corner of this tract.

THENCE N63°54'14"W with the common line of said Tract A and Tract B, a distance of 25.36 feet to a 1/2" iron pin found being the West common corner of Tract A and B, also being the Southeast corner of said 0.3800 acre tract also being the Northeast corner of Lot 7, Timberline Terrace Section 4, a subdivision recorded in Book 32 Pg. 10, Travis County, Texas Plat Records.

THENCE N63°23'40"W with the common line of said 0.3800 acre tract and said Lot 7, a distance of 114.76 feet to a 1/2" iron pin found. On the East R.O.W. of Riley Road being the West common corner of said 0.3800 acre tract and said Lot 7 for the Southwest corner of this tract.

THENCE N35°56'06"E with the East R.O.W. of Riley Road, a distance of 124.91 feet to a 1/2" iron pin found at a point of curve to the right.

THENCE to the point of curve to the right, whose elements are R=17.72 feet, L= 25.02 feet, whose chord bears N76°29'26"E, 23.00 feet to a 1/2" iron pin found being the intersection of the East R.O.W. of Riley Road and the South R.O.W. of Rollingwood Drive for the Northwest corner of this tract.

THENCE with the South R.O.W. of Rollingwood Drive the following two (2) courses:

- 1) S63°25'07"E, a distance of 99.92 feet to a 1/2" iron pin found at the Northeast corner of said 0.3800 acre tract and the Northwest corner of said Tract A.
- 2) S65°25'39"E with the North line of said Tract A, a distance of 26.06 feet to the **POINT OF BEGINNING** and containing 0.4446 acres, more or less.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, 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 \_\_\_\_\_, 2019 A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M. DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M. OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2019 A.D.,

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

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

REVISED: DEC. 13, 2019  
REVISED: DEC. 10, 2019

SHEET 1 OF 1

DATE: Sept. 3, 2019  
JOB NO. 19\_143

SCALE: 1" = 50'  
CASE NO.