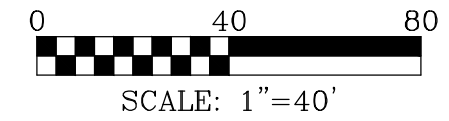
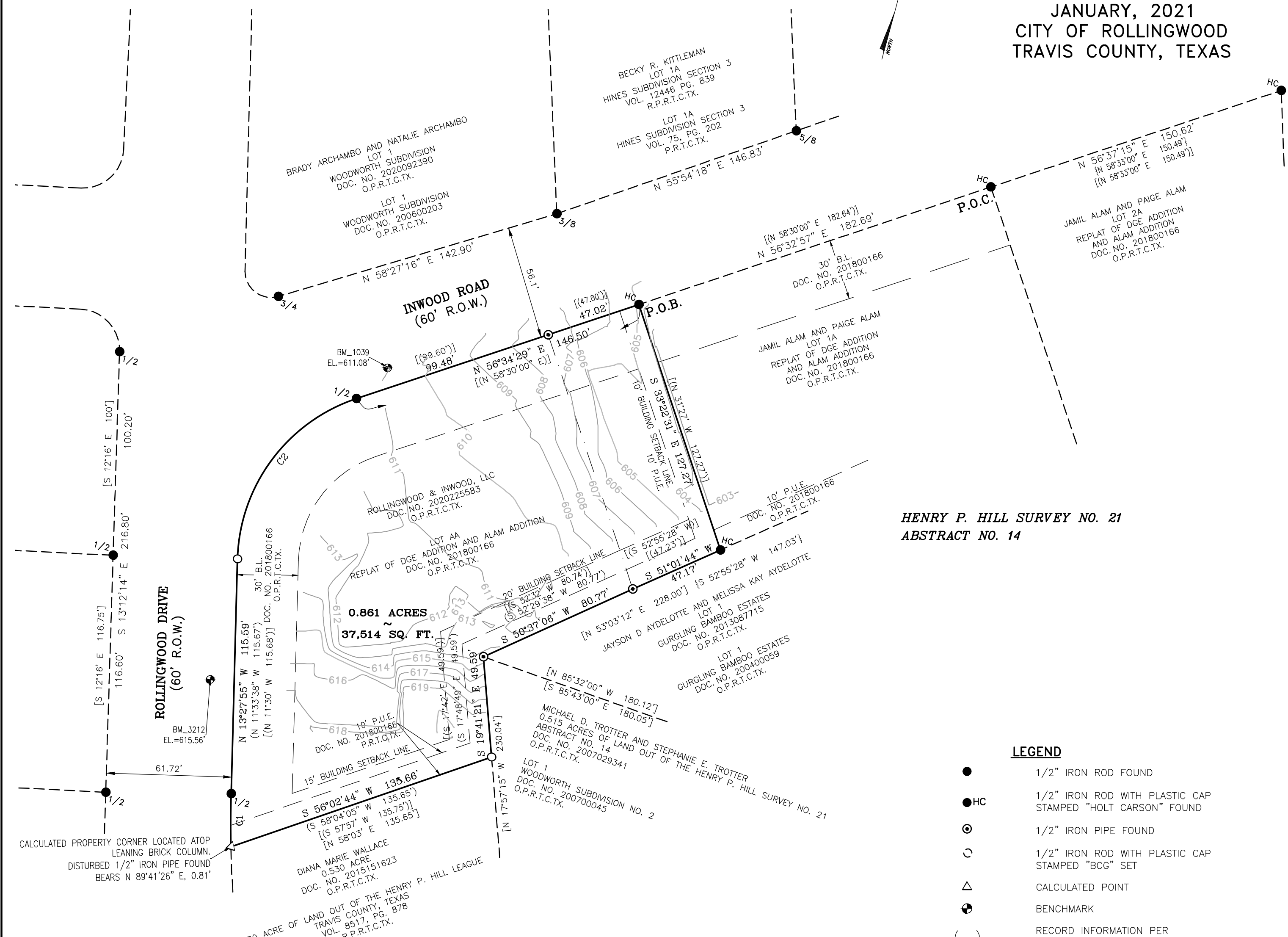


# SECOND REPLAT OF LOT AA DGE ADDITION AND ALAM ADDITION



JANUARY, 2021  
CITY OF ROLLINGWOOD  
TRAVIS COUNTY, TEXAS



**HENRY P. HILL SURVEY NO. 21  
ABSTRACT NO. 14**

**LEGEND**

- 1/2" IRON ROD FOUND
- HC 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HOLT CARSON" FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ⊖ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BCC" SET
- △ CALCULATED POINT
- ⊕ BENCHMARK
- ( ) RECORD INFORMATION PER VOL. 94, PG. 358, P.R.T.C.TX.
- { } RECORD INFORMATION PER DOC. NO. 201700258, O.P.R.T.C.TX.
- [[ ]] RECORD INFORMATION PER DOC. NO. 201800166, O.P.R.T.C.TX.
- [ ] ADJOINER RECORD INFORMATION
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT

**CURVE TABLE**

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	503.62'	26.07'	N 14°42'46" W	26.07'
	(503.62')	(26.07')	(N 12°48'29" W)	(26.07')
	[[503.62']]	[[26.07']]	[[N 12°45'30" W]]	[[26.07']]
C2	85.61'	104.62'	N 21°36'27" E	98.23'
	(85.61')	(104.67')	(N 23°29'00" E)	(98.27')
	[[85.61']]	[[104.59']]	[[N 23°30' E]]	[[98.21']]

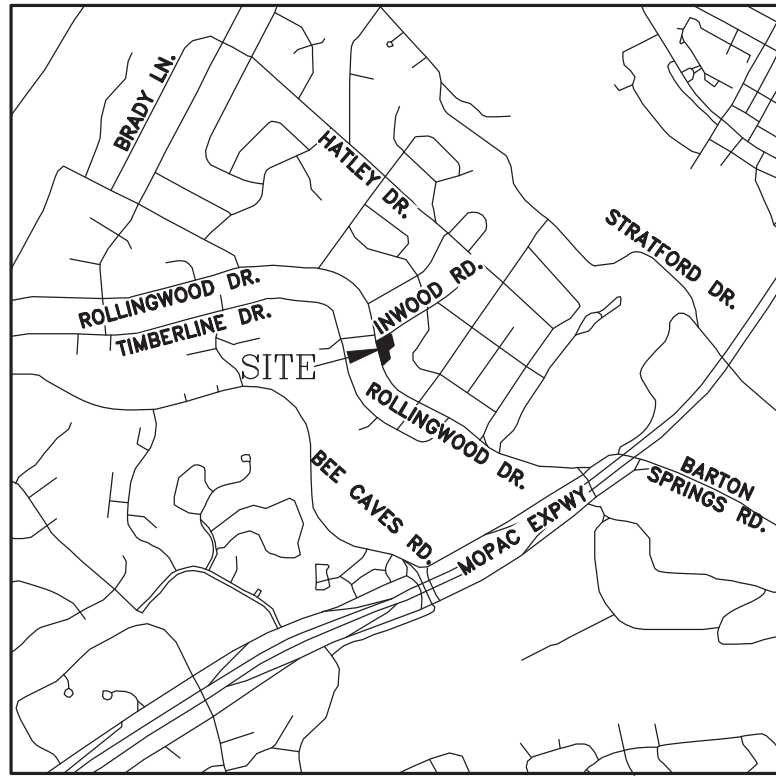
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SCALE: 1"=40'	CHECKED BY: TLR	FB #: 459	
JOB #: 090299-01-001	DRAWING: FINAL PLAT	PLAN #: 1243	
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**SECOND REPLAT OF LOT AA  
DGE ADDITION AND ALAM ADDITION,  
HENRY P. HILL SURVEY NO. 21,  
ABSTRACT NO. 14  
CITY OF ROLLINGWOOD  
TRAVIS COUNTY, TEXAS**

# SECOND REPLAT OF LOT AA DGE ADDITION AND ALAM ADDITION



**VICINITY MAP  
NOT TO SCALE**

**BENCHMARK LIST NAVD 88 (GEOID 12):**

BM\_1039:  
"SQUARE" CUT ON CONCRETE CURB ALONG THE SOUTH SIDE OF INWOOD ROAD, APPROX. 80 FEET EAST OF ROLLINGWOOD DRIVE.  
ELEVATION = 611.08 FEET.

BM\_3212:  
"SQUARE" CUT ON CONCRETE CURB ALONG THE EAST SIDE OF ROLLINGWOOD DRIVE, APPROX. 100 FEET SOUTH OF INWOOD ROAD.  
ELEVATION = 615.56 FEET.

**SURVEY NOTES:**

1. CONTOUR INTERVAL IS 1FT.
2. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999933.

**NOTES:**

1. NO PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48453C0445K, MAP REVISED JANUARY 22, 2020.
2. THE REASON FOR THIS REPLAT IS TO CHANGE THE PROPERTY ADDRESS FROM 2605 ROLLINGWOOD DRIVE TO 407 INWOOD ROAD.
3. THERE IS A RESTRICTION PROHIBITING OCCUPANCY OF ANY LOT UNTIL THE INDIVIDUAL ON-SITE DISPOSAL SYSTEM IS APPROVED. ALL EXTERNAL LINES PROVIDING SERVICE TO THE PROPOSED SUBDIVISION ARE REQUIRED TO BE IN PLACE BEFORE TAPS ARE SOLD.
4. THERE IS A RESTRICTION PROHIBITING OCCUPANCY OF ANY LOT UNTIL CONNECTION IS MADE TO A PUBLIC WATER/WASTEWATER SYSTEM OR OTHER WATER SYSTEM APPROVED BY THE CITY OF ROLLINGWOOD

**CITY NOTES:**

1. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TEXAS ON THIS THE 19TH DAY OF JANUARY, 2021 A.D.
2. OWNER: ROLLINGWOOD & INWOOD, LLC  
4709 TIMBERLINE DRIVE  
ROLLINGWOOD, TEXAS 78746

**STATE OF TEXAS  
COUNTY OF TRAVIS**

APPROVED BY THE CITY OF ROLLINGWOOD  
TRAVIS COUNTY, TEXAS

ACTING CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
TRAVIS COUNTY, TEXAS

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF ROLLINGWOOD  
TRAVIS COUNTY, TEXAS

**STATE OF TEXAS  
COUNTY OF TRAVIS**

I, DANA DEBEAUVOIR, 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, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY

RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.,

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY \_\_\_\_\_  
DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**LEGAL DESCRIPTION**

DESCRIPTION OF 0.861 OF ONE ACRE (37,514 SQUARE FEET) OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21, ABSTRACT NO. 14, CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED LOT AA, REPLAT OF THE DGE ADDITION AND ALAM ADDITION CONVEYED TO ROLLINGWOOD & INWOOD LLC AS RECORDED IN DOCUMENT NO. 2020225583 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.861 OF ONE ACRE OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HOLT CARSON" FOUND AT THE NORTHEAST CORNER OF SAID 0.861 OF AN ACRE TRACT AND THE NORTHWEST CORNER OF A LOT 1A, OF SAID REPLAT OF DGE ADDITION AND ALAM ADDITION CONVEYED TO JAMIL ALAM AND PAIGE ALAM, AS RECORDED IN DOCUMENT NUMBER 201800166 O.P.R.T.C.TX., AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF INWOOD ROAD (60' R.O.W.), FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HOLT CARSON" FOUND BEARS NORTH 56 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 182.69 FEET;

THENCE, SOUTH 33 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 127.27 FEET ALONG AN THE EAST LINE OF SAID LOT AA, SAME BEING THE WEST LINE OF SAID LOT 1A, TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HOLT CARSON" FOUND AT THE SOUTHEAST CORNER OF SAID LOT AA, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1A, ALSO BEING A POINT IN THE NORTH LINE OF LOT 1, BLOCK 1, GURGLING BAMBOO ESTATES AS RECORDED IN DOCUMENT NO. 2013087715 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID LOT AA AND THE NORTH LINE OF SAID LOT 1, BLOCK 1, THE FOLLOWING (2) COURSES AND DISTANCES;

1. SOUTH 51 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 47.17 FEET TO A 1/2" IRON PIPE FOUND;

2. SOUTH 50 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 80.77 FEET TO A 1/2" IRON PIPE FOUND, BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE NORTHEAST CORNER OF THAT CERTAIN 0.515 ACRES OF LAND AS RECORDED IN DOCUMENT NO. 2007029341, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAME BEING A SOUTHERLY INTERNAL ELL CORNER OF SAID LOT AA;

THENCE, SOUTH 19 DEGREES 41 MINUTES 21 SECONDS EAST, A DISTANCE OF 45.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "BCG" PREVIOUSLY SET AT A SOUTHERLY ELL CORNER OF SAID LOT AA, SAME BEING ON THE WEST LINE OF SAID 0.515 ACRE TRACT, ALSO BEING AT THE NORTHEAST CORNER OF THAT CERTAIN 0.530 ACRES OF LAND, AS RECORDED IN DOCUMENT NO. 201515623, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY;

THENCE, SOUTH 56 DEGREES 02 MINUTES 44 SECONDS WEST, A DISTANCE OF 135.66 FEET ALONG THE COMMON LINE OF SAID LOT AA AND SAID 0.530 ACRES OF LAND TO A CALCULATED POINT IN THE NORTH RIGHT-OF-WAY LINE OF ROLLINGWOOD DRIVE (60' R.O.W.); ALSO BEING AT THE SOUTHWEST CORNER OF SAID LOT AA, SAME BEING AT THE NORTHWEST CORNER OF SAID 0.530 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF ROLLINGWOOD DRIVE, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 503.62 FEET, AN ARC DISTANCE OF 26.07 FEET, AND A CHORD WHICH BEARS NORTH 14 DEGREES 42 MINUTES 46 SECONDS WEST, A DISTANCE OF 26.07 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF ROLLINGWOOD DRIVE;

THENCE, NORTH 13 DEGREES 27 MINUTES 55 SECONDS WEST, A DISTANCE OF 115.59 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ROLLINGWOOD DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID LOT AA, TO A 1/2" IRON ROD WITH CAP STAMPED "BCG" PREVIOUSLY SET IN THE SOUTH RIGHT-OF-WAY LINE OF ROLLINGWOOD DRIVE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF SAID LOT AA AND THE RIGHT-OF-WAY OF ROLLINGWOOD DRIVE AND INWOOD ROAD, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.61 FEET, AN ARC DISTANCE OF 104.62 FEET, AND A CHORD WHICH BEARS NORTH 21 DEGREES 36 MINUTES 27 SECONDS EAST, A DISTANCE OF 98.23 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF INWOOD ROAD (60' R.O.W.);

THENCE, NORTH 56 DEGREES 34 MINUTES 29 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF INWOOD ROAD (60' R.O.W.), A DISTANCE OF 146.50 FEET TO A 1/2" IRON PIPE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 146.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.861 OF AN ACRE (37,514 SQUARE FEET) OF LAND, MORE OR LESS.

THE SAID 0.861 ACRES (37,514 SQUARE FEET) TO BE KNOWN AS:

**SECOND REPLAT OF LOT AA DGE ADDITION AND ALAM ADDITION**

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

**OWNERS ACKNOWLEDGMENT**

STATE OF TEXAS )  
COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS:

THAT ROLLINGWOOD & INWOOD, LLC BY AND THROUGH JEFF EZELL

OWNER OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2020225583, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, COPIES THEREOF ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PERTINENT PURPOSES, DO HEREBY MAKE JEFF EZELL, TO MAKE APPLICATION FOR SUBDIVISION OF SUCH PROPERTY IN ACCORDANCE WITH THE ACCOMPANYING PLAT, AND DO HEREBY OFFER TO DEDICATE TO THE PUBLIC USE ALL STREETS AND EASEMENTS SHOWN THEREON, OR AS MAY OTHERWISE BE REQUIRED BY APPLICABLE ORDINANCES, PURSUANT TO THE CITY OF ROLLINGWOOD CODE OF ORDINANCES AND CHAPTER 212, OF THE TEXAS LOCAL GOVERNMENT CODE.

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

JEFF EZELL  
2605 ROLLINGWOOD DRIVE  
ROLLINGWOOD, TX 78746

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC, IN AND FOR

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, TERRY L. ROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



BY: *Terry L. Rowe* 03/19/2021  
TERRY L. ROWE,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5493 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
1120 S. CAPITAL OF TEXAS HWY,  
BUILDING 3, SUITE 220  
AUSTIN, TEXAS 78746  
512-327-1180

FILE: P:\090299 - 2605 Rollingwood Drive Travis County TX\090299-01-001 (SUR) - 2605 Rollingwood Drive Travis County TX\Survey\PLATS_FINAL PLATS\2605 Rollingwood_FINAL REPLAT.dwg			
DATE: 01-12-2021	DRAWN BY: CT, DB, LT	CREW: BE, CC	
SCALE: 1"=40'	CHECKED BY: TLR	FB #: 459	
JOB #: 090299-01-001	DRAWING: FINAL PLAT	PLAN #: 1243	
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**SECOND REPLAT OF LOT AA  
DGE ADDITION AND ALAM ADDITION,  
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TRAVIS COUNTY, TEXAS**