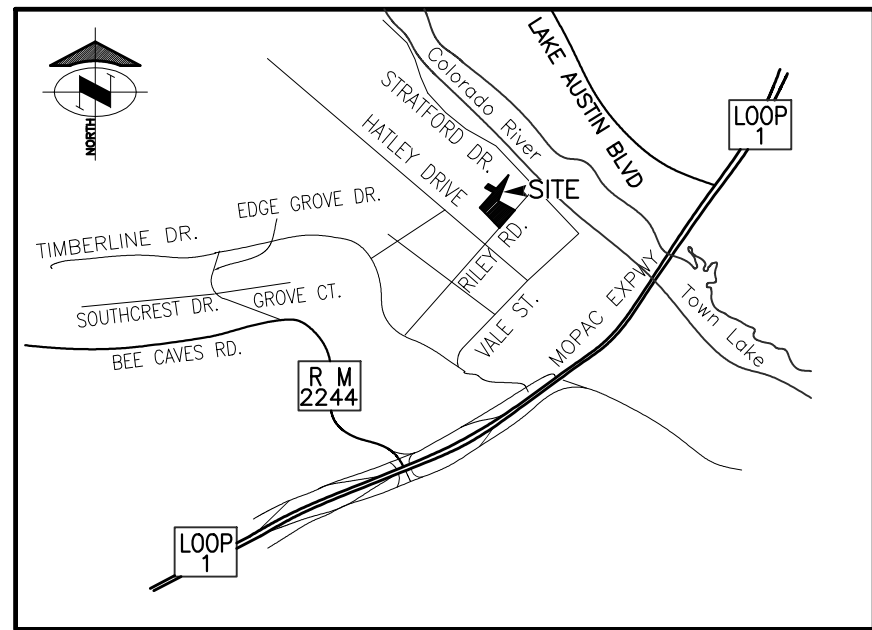


ROLLING CREEKSIDE GREENBELT LOT A

CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That, WATTERS HOME DESIGN, LLC, acting herein by and through CHRISTOPHER WATTERS, it's chief executive officer, being the owner of 0.911 of an acre tract out of the Henry P. Hill League, in Travis County, Texas, being all of Lot 3 Block J and all of the "Reserve" Lot, Block F & J, Rollingwood Sec. 1, a subdivision according to the plat of record in Volume 7, Page 157, Plat Records of Travis County, Texas; said 0.911 of an acre tract conveyed in Document Number 2020007402 of the Official Public Records of Travis County, Texas, do hereby subdivide said 0.911 of an acre of land in accordance with the attached map or plat to be known as:

ROLLING CREEKSIDE GREENBELT LOT A

and do hereby dedicate to the public use of all streets and easements shown thereon. Subject to any other easements and restrictions heretofore granted and not released.

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

CHRISTOPHER WATTERS, CEO
WATTERS HOME DESIGN, LLC
8240 N. MOPAC EXPY., STE. 110
AUSTIN, TEXAS 78758
(512) 567-1597

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appears CHRISTOPHER WATTERS, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that he acknowledged to me that he 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: _____



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

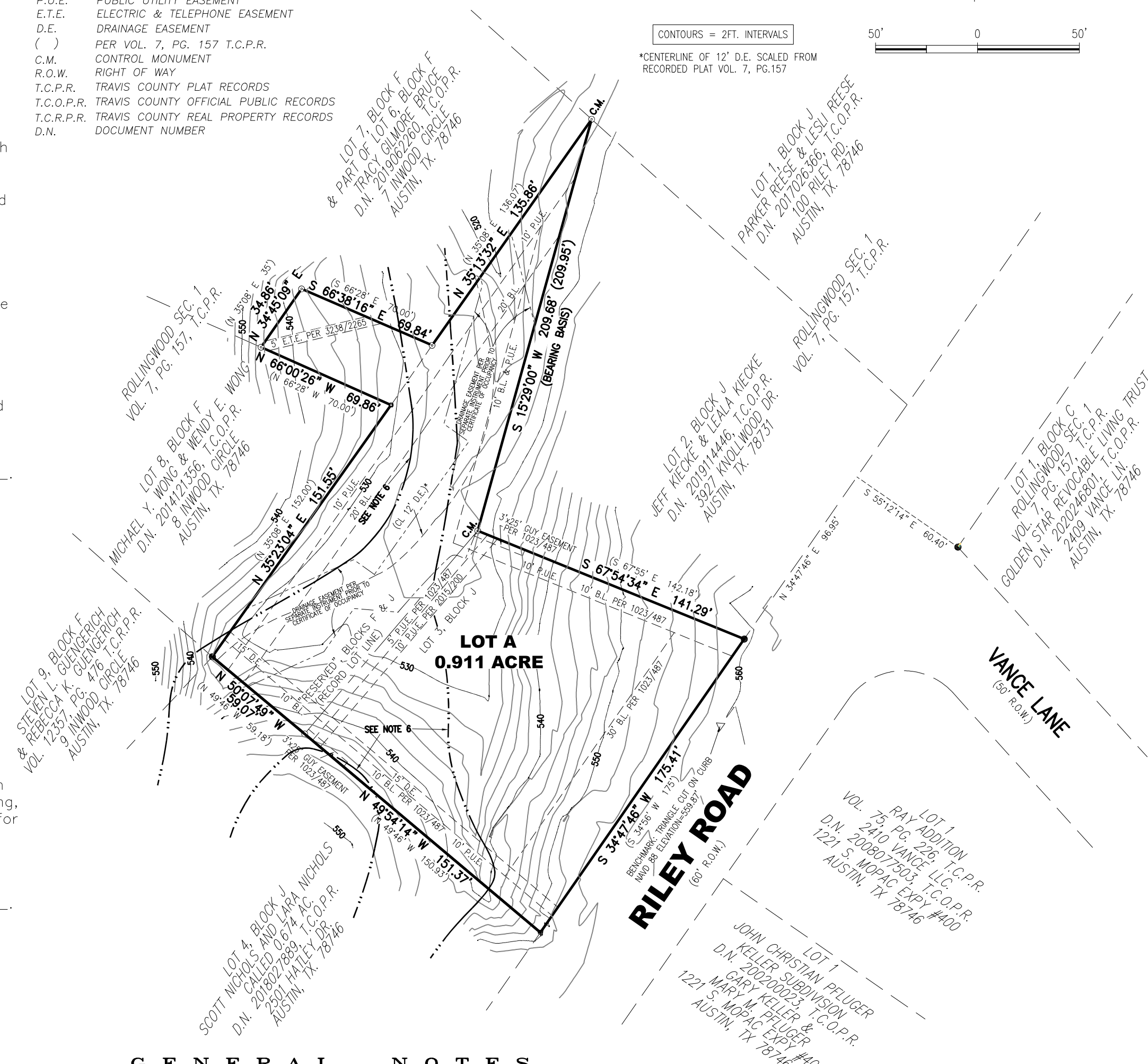
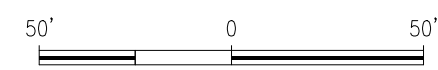
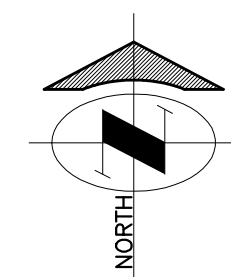
REVISED: 04/16/2021

JOB #: B1008620_PLAT
DATE: 10/27/2020
SCALE: 1"= 50'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- CAPPED REBAR FOUND
- ⊗ "X" FOUND IN CONCRETE
- ⊕ SPINDLE FOUND
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.T.E. ELECTRIC & TELEPHONE EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER VOL. 7, PG. 157 T.C.P.R.
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
- D.N. DOCUMENT NUMBER

OWNER(S): CHRISTOPHER WATTERS/WATTERS HOME DESIGN, LLC
ADDRESS: 8420 N. MOPAC EXPY., STE. 110
AUSTIN, TEXAS 78759
TOTAL ACREAGE: 0.911 OF AN ACRE
SURVEY: HENRY P. HILL LEAGUE
NUMBER OF LOTS AND PROPOSED USE: 1 RESIDENTIAL LOT
DATE: OCTOBER 27, 2020
SURVEYOR: B & G SURVEYING, INC.
PHONE: (512) 458-6969 FAX: (512) 458-9845



GENERAL NOTES

- 1) NO BUILDING ON LOTS WITHIN THE SUBJECT SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER SYSTEM 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 TAPS ARE SOLD FOR ANY LOT.
- 3) SITE DEVELOPMENT ON ALL LOTS WITHIN THE SUBJECT SUBDIVISION SHALL COMPLY WITH CITY OF ROLLINGWOOD DRAINAGE REQUIREMENTS.
- 4) THIS LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF ROLLINGWOOD SEC. 1 RECORDED IN VOLUME 7, PAGE 157, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- 5) THE MINIMUM SIDE YARD SETBACK PER THE CITY OF ROLLINGWOOD ZONING ORDINANCE IS 10 FEET (10'), EXCEPT THE SUM OF THE TWO SIDE YARDS OF ANY LOT SHALL NOT BE LESS THAN 25 FEET (25').
- 6) APPROXIMATE LOCATION OF AREA DESIGNATED AS ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD (500 YEAR FLOOD PLAIN), AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SCALED FROM FIRM PANEL NO. 48453C0445K DATED JANUARY 22, 2020.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TEXAS ON THIS THE ____ DAY OF _____, 20____ A.D.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

RECOMMENDED FOR APPROVAL BY THE CITY OF PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLINGWOOD, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

CHAIR, PLANNING AND ZONING COMMISSION
CITY OF ROLLINGWOOD, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY OF ROLLINGWOOD ON THIS THE ____ DAY OF _____, 20____, A.D.

MAYOR
CITY OF ROLLINGWOOD, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 _____, 20____ A.D. AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ 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.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48453C0445K, MAP REVISED DATE OF JANUARY 22, 2020. A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE "X"- OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD (500 YEAR FLOOD PLAIN); AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND DEFINED THEREIN AS "AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF THE 100-YEAR FLOOD PLAIN".

Victor M. Garza
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

Date: 04/07/2021

