

CITY OF ROLLINGWOOD PLAT APPLICATION

SUBDIVISION NAME AND LOCATION:

CURRENT LEGAL DESCRIPTION: Lot AA DGE and ALAM Addition

PROPOSED LEGAL DESCRIPTION: SUBDIVISION Second Replat DGE and Alam Addition

LOT AA BLOCK 1

STREET LOCATION: 2605 Rollingwood

OWNER INFORMATION:

NAME: Rollingwood & Inwood, LLC

CONTACT: Jeff Ezell

STREET ADDRESS: 4709 Timberline Dr

CITY/STATE/ZIP: Rollingwood,, TX 78746

TELEPHONE: (404) 909-2810

EMAIL: jeff@blueriveradvisors.com

PRIMARY CONTACT/AGENT INFORMATION:

FIRM NAME: _____

CONTACT: Jeff Ezell

STREET ADDRESS: 4709 Timberline Dr

CITY/STATE/ZIP: Rollingwood, TX 78746

TELEPHONE: (404) 909-2810

EMAIL: jeff@blueriveradvisors.com

ENGINEER INFORMATION:

FIRM NAME: None

CONTACT: _____

STREET ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE: _____

EMAIL: _____

SURVEYOR INFORMATION:

FIRM NAME: Bowman Consulting Group, Ltd

CONTACT: Terry Rowe

STREET ADDRESS: 1120 S Capital of Texas Highway, Bldg 3, Suite 200

CITY/STATE/ZIP: Austin Texas 78746

TELEPHONE: 512-327-1180

EMAIL: trowe@bowmanconsulting.com

RELATED CASES:

EXISTING ZONING: R (Residential)

PROPOSED ZONING: N/A

ZONING CASE NUMBERS: N/A

ZONING ORDINANCE NUMBERS: N/A

PROJECT INFORMATION: CITY USE ONLY

PROCESS TYPE: _____ 1 = Subdivide; _____ 2 = Plat-building permit; _____ 3 = Replat/Vacation; _____ 4 = Resubdivide

ADDRESS: _____

FILING DATE: _____

HEARING DATES: P&Z _____

COUNCIL _____

ACCEPTED BY _____

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That _____
(Individual)

_____ (Corporation, acting by and through)

_____ (Partnership, acting by and through)

ROLLINGWOOD & INNOD, LLC
(Other)

owner(s) of the tract(s) of land described in warranty deed(s) recorded in Volume(s) _____ Page(s) _____, of deed records of Travis County, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize JEFF EREN to make application for subdivision of such property in accordance with the accompanying plan/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 1 day of FEBRUARY,

2021

[Signature]
(Owner's signature)

Witness my hand this _____ day of _____,

20_____.

(Owner's signature)

This instrument acknowledged before me on the 1 day of February, 2021.

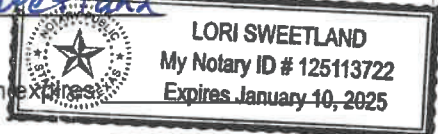
[Signature]
Notary Public, in and for

Lori Sweetland

This instrument acknowledged before me on the _____ day of _____, 20_____.

Notary Public in and for

My Commission expires:



My Commission expires: _____

ENGINEER'S / SURVEYOR'S CERTIFICATION

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I prepared/reviewed the plan/plat submitted herewith; that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering / surveying portions thereof; and that said plat complies with the City of Rollingwood Code of Ordinances.

Witness my hand this 01 day of February, 2021.

(SEAL)

[Signature]
Engineer's/Surveyor's signature



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 20, 2020 03:11 PM Fee: \$34.00

2020225583

Electronically Recorded

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: November 20, 2020

Grantor: Dusty Hill and Amberly Hill, Successor Co-Trustees of The 2605 Trust

Grantor's Mailing Address: 400 Inwood Rd.
Austin TX 78746

Grantee: Rollingwood & Inwood, LLC

Grantee's Mailing Address: 4709 Timberline Dr.
Austin TX 78746

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Lot AA, Replat of DGE Addition and Alam Addition, situated in the City of Rollingwood, Travis County, Texas, according to the map or plat thereof recorded in Document No. 201800166, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging to have

and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

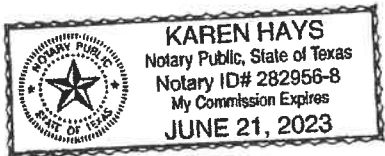

Dusty Hill, Successor Co-Trustee of The 2605 Trust

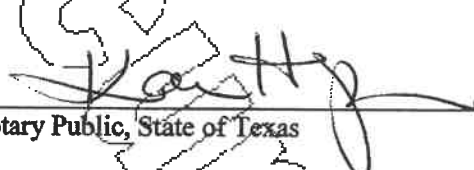

Amberly Hill, Successor Co-Trustee of The 2605 Trust

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me November 20th, 2020 by Dusty Hill, as Successor Co-Trustee of The 2605 Trust.




Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me November 20th, 2020 by Amberly Hill, as Successor Co-Trustee of The 2605 Trust.



Karen Hays
Notary Public, State of Texas

Grantee's Address/Return to:

Rollingwood + Inwood LLC.
4709 Timberline Dr.
Austin TX 78746

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2283129

ACCOUNT NUMBER: 01-0709-0211-0000

PROPERTY OWNER:

2605 TRUST
400 INWOOD RD
AUSTIN, TX 78746-5623

PROPERTY DESCRIPTION:

LOT AA DGE ADDN & ALAM ADDN

ACRES .8617 MIN% .000000000000 TYPE

SITUS INFORMATION: 2605 ROLLINGWOOD DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2020	TRAVIS COUNTY	*ALL PAID*
	EANES ISD	*ALL PAID*
	CITY OF ROLLINGWOOD	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	TRAVIS COUNTY ESD #9	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2020 \$28,650.80

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/27/2021

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 